City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Silverado Memory Care
Proposal Address:	14341 SE 16th St
Proposal Description:	Design Review and Critical Areas Land Use Permit approval and Conditional Use Permit recommendation for a 21 unit memory care facility located within a newly constructed building. The proposal includes a request to reduce a steep slope critical area buffer.
File Number:	18-126959-LB, 18-126958-LD 18-126964-LO
Applicant:	Wattenberger Architects
Decisions Included:	Combined Conditional Use Permit, Design Review, Critical Areas Land Use Permit and SEPA (Process II)
Planner:	Leah Chulsky, Associate Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: _____ Elizabeth Stead

Application Date:	October 8, 2018
Decision Publication Date:	October 24, 2019
SEPA, Design Review and Critical Areas Appeal Deadline:	November 7, 2019
Recommendation Publication Date:	October 24, 2019
Conditional Use Hearing Date:	November 14, 2019

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. REQUEST AND PROJECT DESCRIPTION

A. Background

The applicant is requesting Design Review, Critical Areas Land Use Permit approval, and a Threshold Decision under the State Environmental Policy Act (SEPA) to construct a 21 unit structure in which the Silverado Memory Care will operate. The subject site is 35,100 square feet in the Neighborhood Business (NB) land use district and within Single Family and Multifamily Transition Overlay Districts. The site contains a steep slope critical area totaling 1,494 square feet. The applicant is proposing to reduce the buffer from the top of slope from 50 feet to 10 feet and restore the existing slope and remaining buffer with native vegetation.

The applicant also requests a Conditional Use Permit (CUP) to operate a memory care community operated by Silverado Senior Living. The memory care facility is categorized as an assisted living use in the Land Use Code (LUC). Per the Residential Land Use Charts under LUC 20.10.440, assisted living facilities require Conditional Use Permit approval in the NB land use district.

Per LUC 20.25H.255 a Critical Areas Land Use Permit (CALUP) with a Critical Areas Report is required to modify a steep slope critical area buffer. The Critical Areas Report is intended to provide flexibility to sites with degraded critical area functions and values. The Critical Areas Report shall demonstrate the proposal with the requested modification leads to equivalent or better functions and values than what would result from application of the standard requirements that protect steep slopes, slope buffer, and the structure setback.

B. Review Process

Design Review and Critical Areas Land Use Permit, and SEPA Determination are all Process II decisions made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publicly noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties of record who submitted comments on the application. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

Per the Land Use Code, assisted living facilities such as Silverado Memory Care require a Conditional Use Permit which is a Process I decision (LUC 20.35.300). Process I decisions are quasi-judicial decisions made by the Hearing Examiner. Following the Directors recommendation, a public hearing will be held before the Hearing Examiner. Following the public hearing, the Hearing Examiner will issue a written report which will set forth a decision to approve, approve with modifications, or deny the application. The Hearing Examiners decision is appealable to the City Council.

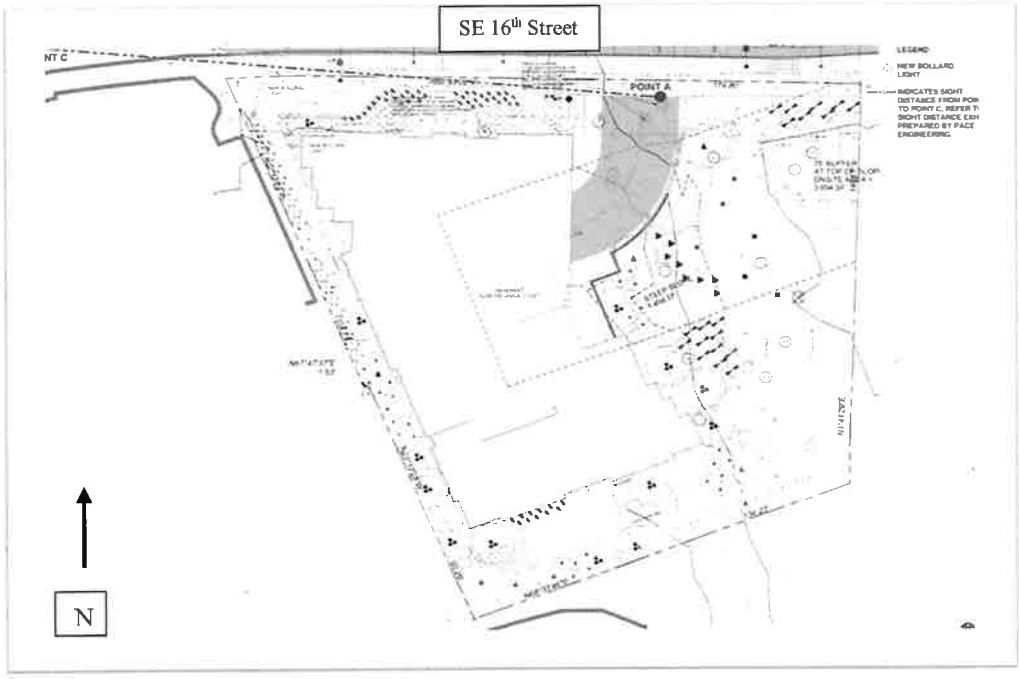
C. Site Design

The proposed development with be accessed via a 26 foot driveway originating at SE 16th Street at the east side of the northern property line which will be the only

access to the site. Access to the proposed structure is a short driveway segment between the existing asphalt edge of SE 16th Street and the proposed basement garage. Stormwater runoff from the building and driveway will be collected and detained in a vault located under the building. Additional landscaping is proposed to buffer the proposed structure from the neighboring single family and multifamily neighborhoods. The vault will connect to the existing storm water system. There is 1,494 square feet of steep slope across the site running east to west. The proposal includes intensive perimeter landscaping and the retention of all significant trees within 15 feet from the property lines, and will set aside the area not impacted in the slope, buffer and structure setback as open space within Native Growth Protection Easement (NGPE) as mitigation for critical areas disturbance.

See Condition of Approval regarding NGPE in Section IX of this Report.

Site Plan



D. Building Design

In response to topography, the structure is sunken and partially recessed into the slope. The structure is pushed away from the adjacent single family neighborhood to allow for access and an increased vegetated buffer. The proposed structure will mimic northwest contemporary residences within the surrounding neighborhood containing stone, exposed timber, and hardie panels of beiges and green to help blend the structure naturally into the site and reduce visual impact. Limited entry is proposed at the primary entrance, and limited use of shed roofs help create a contemporary look for the project while still being incharacter with the neighborhood. The proposed structure is 27 feet-7 inches, (maximum height allowed is 35 feet). This height is consistent with and lower than the maximum height allowed within the adjacent residential neighborhood.

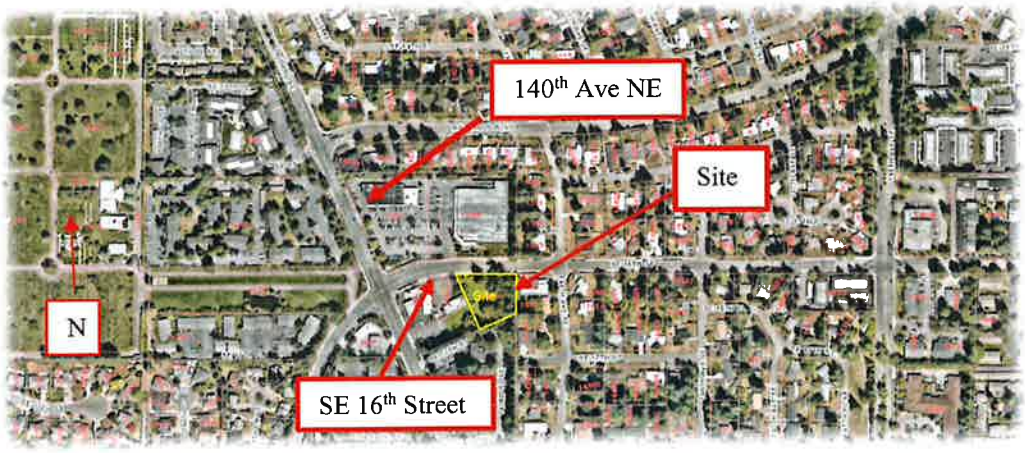
View Looking East from SE 16th Street

View Looking West from SE 16th Street

II. SITE DESCRIPTION, LAND USE CONTEXT ZONING AND CRITICAL AREAS

A. Site Description

This is a 35,100 square foot undeveloped site. The site is mostly square. The site slopes from east to west with 1,494 square feet of steep slope critical area and x square feet of top of slope buffer. The site contains 9 trees with a total of 206 diameter inches.



Aerial Photo/Site Context

B. Land Use Context and Zoning

The site has a Comprehensive Plan designation of Neighborhood Business (NB) and lies entirely within Single Family and Multifamily Transition Area Design Districts. Multifamily uses lie to the immediate south, single family lies to the immediate east and commercial to the north and west.

Zoning Map

C. Critical Areas

The project has steep slopes and stream critical areas on-site. The Land Use Code protects critical areas and their important functions and values:

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot

reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by Sec. 20.10.440 (Use Charts). The assisted living use proposed for this project is permitted in the NB zone through a CUP.

2. Dimensional Requirements

As conditioned, the proposal meets the dimensional requirements of the Land Use Code Section 20.20.010 and 20.25B Transition Area Design Districts.

Table 1 – Dimensional Requirements

BASIC INFORMATION	
Zoning District	Neighborhood Business
Site Area (Sqft)	35,100 square feet
Critical Area and Buffer (Sqft)	4,494 square feet
Buildable Area (Sqft)	30,606 square feet

	Permitted/Required	**Proposed**
Density	15 units/acre per LUC 20.20.010 (15 du/acre x 30,506 sq. ft. /acre) + (15 du/acre x 4494 sq. ft. /acre x .8 dev/factor) = 11 dwelling units *Per footnote (22) Density for senior citizen dwelling, congregate care senior house, and assisted living is calculated as follows: units less than 600 square feet count as one-half and units 600 square feet or greater count as one unit.	21 units under 600 sq. ft. counted as a .5 unit each (21 x.5 =10.5) for a total of 10.5 units Meets LUC requirement

Lot Coverage by Structure	35% of 30,606 SF = 10,7012 SF LUC 20.20.010	31% = 10,424 SF Meets LUC requirement
Impervious Surface	60% of 35,100 = 21,060 SF LUC 20.20.010	50% = 17,550 SF Meets LUC requirement
Setbacks	NB in Single Family Transition Design District: Front: 20 ft. Rear: 30 ft. Side: 30 ft. (eastern property line) LUC 20.20.010	 Front: 20 ft. (north) Rear: 60 ft. (south) Side: 30 ft. (east) Meets LUC requirement
Building Height	NB: * 35 feet as measured from average existing grade LUC 20.010 Footnote (25) * The maximum height may be increased to 30 feet only if residential uses or administrative office uses are provided on the second floor, and provided the structure does not exceed two stories. Design shall meet the definition of story pursuant to the International Building Code, Section 202, as adopted and amended by the City of Bellevue. * Building height shall be measured from average existing grade around the building to the highest point of a flat roof or to the mean height between the tallest eave and tallest ridge of a pitched roof. All mechanical equipment and screening shall not exceed the maximum height permitted above.	 27 feet- 7 inches The building is designed so that the lower level meets the building code definition of basement and is not considered a story above grade plane. This includes limiting the finished floor surface of the level above to no more than 12 feet above finished ground level at any point and not more than 6 feet above average grade plane. **See Condition of Approval regarding Building Height in Section IX of this Report.** Meets LUC requirement
Parking	Minimum = .5 x 21 units = 12 stalls. Maximum = 1.5 x 21 units = 31.5 stalls LUC 20.20.590	15 stalls Meets LUC requirement
Landscape Requirements	Street Frontage: 20 foot wide Type III landscaping Interior Property Line Abutting District Receiving Transition: 20 foot wide Transition Area Landscape	Street Frontage: 20' wide Type III landscaping Interior Property Line Abutting District Receiving Transition: 20 foot wide Type III

	Buffer Interior Property Lines: 8 foot Type III landscaping (property lines not abutting a district receiving transition). LUC 20.20.520 and 20.25B.	Interior Property Lines (not abutting a district receiving transition): 8 foot Type III landscape buffer. Meets LUC requirement
Tree Retention	Site Perimeter: 100% tree retention Site Interior: 15% of 206 diameter inches = 30.9 diameter inches LUC 20.20.900 and 20.25B	All significant trees within 15 feet of all property lines will be retained. Site Interior: 170 diameter inches (85 percent) Meets LUC requirement
Mechanical Equipment	Locate on the roof or below grade and visually screen, unless this requirement is modified by the City for projects requiring discretionary approval per LUC 20.20.525.C.5 & 6.	All mechanical equipment will be located inside the buildings within the roof top mechanical wall. Meets LUC requirements

3. Landscaping

a. Tree Retention

As approved, the proposal with retain all significant trees within 15 feet of all property lines. The proposal will also retain 85 percent or 170 diameter inches of the significant trees in the site interior (206 diameter inches). A significant number of the inches to be retained are located along the eastern property line. As conditioned, the applicant will provide tree retention in excess of that which is required to help maintain the existing wooded character and provide for a vegetated buffer between the proposed development and the existing single family neighborhood both on the interior and perimeter of the site.

See Condition of Approval regarding Landscape Plan in Section IX of this Report.

b. Perimeter Landscaping

i. Street Frontage

A 20 foot Type III landscape buffer will be planted along the entire street frontage property line (SE 16th Street). A design that includes the following: extensive native landscaping along the northern property line (80% of the proposed plants are native) with trees and shrubs and additional landscaping throughout the site that includes a mix of evergreen and deciduous material. In addition, the applicant has worked

with the City of Bellevue to increase the amount of trees onsite and planting significant native trees, shrubs and groundcover.

There is an existing irrigation water meter and controller for Right of Way irrigation along SE 16th Street provided by the City. Any other irrigation for landscaping on private property must be on a separate, private service line. Applicant is required to protect all existing lateral lines, main lines, sleeving, wiring and components until inspection by Parks irrigation staff before moving forward with planned modifications. Any disruption of existing irrigation function must be short duration as it supplies other streetscape areas along SE 16th Street. Damage is to be reported immediately to the construction inspector for the project.

All irrigation in the ROW shall be schedule 40 pipe, using a spray system. No drip irrigation allowed in the planting strip. Applicant shall provide a 6 inch sleeve for irrigation under all driveway crossings and a 4 inch sleeve under sidewalk crossings. Irrigation laterals in the Right of Way should be minimum 1 inch.

See Condition of Approval regarding Landscape Plan, Maintenance and Right of Way Street Scape in Section IX of this Report.

ii. Interior Property Lines Abutting Less Intense District

The applicant is proposing 20-foot landscape buffer along the eastern property line which abuts the R-5 zoning district and along the southern property line abutting mutli-family which are both receiving the transition. The approved landscape buffer shall contain additional plantings to include a minimum of 5 trees per 1,000 square feet of buffer and include shrubs and ground cover (no more than 40 percent of the trees are to be deciduous). The approved buffer meets the Transition Area Landscape Buffer requirements.

See Condition of Approval regarding Landscape Plan in Section IX of this Report.

4. Transition Are Design Guidelines (LUC 20.25B)

A. Site Design Guidelines

i. Vehicular Access

Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.

Response: Access to the development will be from a single point of entry off of SE 16th Street. No additional access will be directed through the residential neighborhood.

ii. **Loading and Refuse Collection**
Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of lower intensity, but not in a front yard setback.

Response: Garbage and recycling will be located within the garage with sufficient space to allow for truck turn around. The applicant has coordinated with Republic Services to verify turn around space and overhead clearance for rear loading trucks.

See Condition of Approval regarding Loading and Refuse Collection in Section IX of this Report.

iii. **Tree Retention**
In addition to the minimum requirements of LUC 20.20.520, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.

Response: The applicant proposes to retain all significant trees within 15 feet all property lines. The site interior contains 206 diameter inches of significant trees. The applicant is proposing to retain 170 diameter inches or 85 percent. As conditioned, the proposal includes significant trees, shrubs and ground cover while maintaining the existing vegetated buffer between the subject site and the neighboring multifamily and multifamily neighborhoods.

vi. **Contextual Compatibility**
Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.

Response: The proposed building massing, orientation of the pedestrian and vehicular access off of SE 16th Street and architectural detailing of the facades are all single family residential in character. The buildings are designed to fit not only into the single family and multifamily neighborhoods around the proposal site but to also minimize massing by sinking the structure into the slope. The proposed structure will mimic northwest contemporary residences within the surrounding neighborhood and exterior materials will include

stone, exposed timber, and hardie panels of beiges and green to help blend the structure naturally into the site and reduce visual impact to surrounding properties. Limited entry at the primary entrance, and limited use of shed roofs help create a more contemporary look without being out of character for the neighborhood. The proposed structure is approved at 27 feet-7 inches, this height is consistent with, and lower than the maximum height allowed within the adjacent residential neighborhood.

B. Building Design Guidelines

i. Exterior Surfaces

Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lights.

Response: The exterior surfaces are similar and in certain applications superior, to those found in the residential surrounding neighborhood. They include stone, exposed beams, hardie panels, and earth-toned colors. None of the materials are reflective.

ii. Building Façade

Building facades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.

Response: The applicant has used architectural modulation and detailing to create interest and break down the scale of the building. The applicant has limited the use of shed roof to provide a more contemporary façade in line with some of the exiting new residences in the area.

iii. Roof Form

Pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.

Response: The pitched roof enhances the compatibility with the nearby residential areas. All mechanical units will be served by through wall PTAC's. The corridors, service, and amenity spaces will be served by a centrally located HVAC system. The equipment is intended to be placed in an approximately 20 foot x 26 foot rooftop equipment well. The 35 foot height limit with bonus is the midpoint of a sloped roof,

or top of parapet or flat roof. The final height of the screening parapet will be adjusted when we have more developed mechanical plans. As currently designed, the structure has anticipated a 2 foot 6 inch flat truss at that location, with a 6 foot 8 inch screening parapet on top of that. Given the 35 foot height limit, the parapet could be adjusted to a maximum height of 8 feet 6 inches and meet the requirement.

See Condition of Approval regarding height in Section IX of this Report.

iv. **Communication Dishes**
Communication dishes greater than one meter in diameter should not be visible from adjacent residential districts.

Response: No communication dishes greater than one meter in diameter are proposed for this project.

See Condition of Approval regarding Rooftop Equipment in Section IX of this Report.

v. **Exterior Materials and Colors**
Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.

Response: The applicant proposes beige and green hardie panel siding along with stone and exposed lumber to be compatible with surrounding residential structures and to blend into the vegetated site; thereby reducing the overall visual impact of the proposal.

5. CRITICAL AREAS REQUIREMENTS LUC 20.25H

Critical Areas Impacts
The site is 35,100 square feet with 4,494 square feet of critical slope and associated top-of-slope buffer. The applicant is proposing the following permanent and temporary impacts through a Critical Areas Report.

- 456 square feet of permanent impact to steep slopes
- 720 square feet of permanent impact to slope buffer and setback
- 780 square feet of total temporary impact to steep slopes, buffer, and setback on the site and within the City right-of-way.
- Removal of 2 significant trees

Conformance with Critical Areas Performance Standards

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as steep slope critical area, buffer, or structure setback through a critical area report process. The applicant has prepared the following information related to critical areas on-site:

- **Geotechnical Engineering Report by Associated Earth Sciences dated April 9, 2018**
- **Critical Areas Report and Habitat Assessment by The Wetland Resources dated September 24, 2018**

The project elements are subject to the requirements found in LUC 20.25H as specified below:

Performance Standards – Landslide hazards and steep slopes (LUC 20.25H.125) In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Response: The structure will include a basement parking garage daylighting to the east with two residential stories above the ground surface. Direct impact to the buffer will be limited to construction of the entrance driveway. By constructing the building in this way, the size of the driveway is reduced and thus limiting the overall impact to the steep slope.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Response: The driveway design minimizes the size of impact and therefore preserves the maximum amount of steep slope and vegetation. The retaining wall and added vegetation will further assist in stabilizing the slope. The remainder of the development has been mindful of the site conditions by deepening foundations to create parking and thereby minimizing the building footprint to avoid further impacts to the steep slope area.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Response: The proposed development minimizes the risk to neighboring properties. The location of the building on the west side of the site allows for over 90 feet of vegetation between the proposed building and the east property line (down slope). This site design approach reduces the risk of potential erosion problems affecting adjacent properties. By maintaining existing vegetation in the steep slope along with installing mitigation plantings, this project will not increase the risk of instability of the slope adjacent to the building. By deepening the foundations for basement construction of the main structure and entry retaining walls, there will not be increased loads on the slopes, thus eliminating a greater risk or need for increased buffers. A retaining wall along the southern facing portion of the driveway will also reduce impacts to the steep slope in this area. The geotechnical report also states that the site is not considered a landslide hazard area due to the dense to very dense glacial till geology of the area that makes up the slope.

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Response: The use of a retaining wall will be confined to the entrance driveway to avoid further grading into the steep slope and buffer. After retaining wall installation, the area behind will be planted per the approved mitigation plan. No grading or artificial slopes are proposed in the critical areas.

See Condition of Approval regarding Mitigation Plan in Section IX of this Report.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Response: The proposed development minimizes impervious surface within the critical area and buffer by placing the building parallel to the western property line away from the critical area. In addition, where critical area is disturbed for driveway, the path that has been clearly defined with walls and the width is the minimum necessary to accommodate the required traffic, reducing the need for a more substantial access driveway.

F. Where change outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modifications. On slopes in excess of 40

percent, grading for yard area may be disallowed where inconsistent with this criteria;

Response: The change in grade within the disturbed area has been clearly defined within the driveway corridor. The walls are located so there will be minimal disturbance. Stepping the walls within the driveway location would involve further disturbance and topographic modification.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building whenever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Response: The proposed retaining wall along the driveway will join the basement garage foundation walls. The remaining portion of the driveway retaining wall that is freestanding is away from the building but will provide the required access to the below grade structure.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Response: Pole-type construction of the driveway is not technically feasible. The retaining wall varies in height to conform to the topography. Tiered construction of the retaining wall is not feasible and will create further disturbance.

I. On slopes in excess of 40 percent, piled deck support structures are required where feasible for parking garages over fill-based construction types; and

Response: The parking garage will be underground and cut into the lot with the associated driveway entrance cut into the slope. No construction will be occurring within the steep slope.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Response: The applicant has provided a mitigation plan (see Attachment 1). As conditioned, the plan meets the requirements of LUC 20.25H.210. As conditioned, the proposal will set aside the remainder of the slope, buffer and structure setback as open space within Native Growth Protection Easement (NGPE) as mitigation for critical areas disturbance.

See Condition of Approval regarding Mitigation Plan and NGPE in Section IX of this report.

Performance Standards – Landslide hazards and steep slopes (LUC 20.25H.145) Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

Response: Associated Earth Sciences Inc., (AESI), in a report dated April 9, 2018 (in file) analyzed the site and concluded the site contains only one steep slope with no landslide hazard. The project design mitigates for potential landslide risks from critical area impacts by retaining the majority of vegetation in the slope area, additional plantings, and placement of a retaining wall along the driveway to minimize the disturbance of the steep slope area. The slope on-site is underlain by dense glacial soils making it less prone to seismic liquefaction.

B. Will not adversely impact other critical areas;

Response: This project will not adversely impact other critical areas as none were found immediately adjacent to the site. The slope is found only on the subject site.

C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

Response: The proposed driveway will be reinforced with a retaining wall and the surrounding slope will be stabilized with mitigation planting. The development as approved will not increase the hazard risk to less than what would exist if the hazard was not modified.

D. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

Response: A Geotechnical Engineer for AESI provided recommendations within their report dated April 9, 2018. These recommendations shall be included within further grading and building permits.

See Condition of Approval regarding Geotechnical Recommendations and Inspection in Section IX of this report.

E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or

critical area buffer will have no adverse impacts on stability of any adjacent slopes and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

Response: A Geotechnical Engineer for AESI provided recommendations within AES's report dated April 9, 2018. These recommendations shall be included within further grading and building permits.

See Condition of Approval regarding Geotechnical Recommendations and Inspection in Section IX of this report.

F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

Response: A Geotechnical Engineer for AESI provided recommendations within AES's report dated April 9, 2018. These recommendations shall be included within further grading and building permits.

See Condition of Approval regarding Geotechnical Recommendations and Inspection in Section IX of this report.

G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. (Ord. 5680, 6-26-06, § 3)

Response: A detailed discussion of existing conditions and analysis of the proposed development can be found in Section 4.0 "Habitat Assessment" of the Critical Areas Report (in file). To summarize, no habitat specifically associated with species of local importance was found. Therefore, no direct or indirect impacts are proposed to any habitats associated with species of local importance.

IV. PUBLIC NOTICE

The City initially notified the public of this proposal on January 17, 2019 with mailed notice and publication in the Weekly Permit Bulletin. One, double-sided public information sign was also installed at the site entrance on the same day. In addition, a public meeting was held January 23, 2019 at Bellevue City Hall. No members of the community attended.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities

Surface Water

The Silverado project has proposed under building detention to control runoff from the site. The detention system can be feasibly constructed to provide runoff control for the project. The system will connect into the public storm drainage system located within SE 16th Street. Storm drainage impacts to the site will require the project to meet thresholds for Department of Ecology minimum requirements 1-9. The site exceeds thresholds for minimum requirements 1, 2, 4, 5, 7 and 9. The applicant has proposed detention to mitigate minimum requirement 7 and cannot feasibly implement minimum requirement 5 because of steep slopes on the site except for amended soils in landscape areas. Minimum requirement 4 for the historic flow path will be maintained with the proposed drainage system. Minimum requirement 1 has been met with the preparation of a stormwater site plan. Minimum requirement 2 will be covered under a clearing and grading permit. Connection to the public storm water system will be made in SE 16th Street.

Water

Water is available to the site in SE 16th Street from an 8 inch water main. The applicant has proposed to connect water meters and fire lines off this main. There is adequate capacity in the existing 8 inch water main in SE 16th Street to provide the project domestic, irrigation and fire flow water.

Sewer

Sewer is available to the site from an 8 inch sewer main in SE 16th Street. The applicant has proposed to install a new sewer stub, and manhole for connection to the sewer main located in SE 16th Street. which has adequate capacity to serve the site with sewer service.

See Condition of Approval regarding Conceptual Utilities Approval in Section IX of this Report.

B. Transportation

Project Summary

The proposed Silverado Memory Care site is located on the south side of SE 16th Street east of 45th Place SE and West of 144th Avenue SE, shaded in blue below.

The existing site is vacant. The Silverado Bellevue project proposes to construct a two story building over one level of basement parking. The proposed Memory Care facility with 21 units is estimated to generate 9 p.m. peak hour trips.

Multimodal Site Access

Vehicle Access and Loading

The existing site currently has no vehicular access. The proposed vehicular access to and from the project site will be provided via a new 26 foot commercial driveway approach onto SE 16th Street approximately 50 feet from the east property line. The proposed access will support all vehicular access including deliveries and garbage to be accommodated on-site without backing onto the public street. On-street loading will not be allowed or permitted. Truck turning movements for the garbage truck were verified with AutoTurn diagrams.

Pedestrian Access

The existing pedestrian access is provided to the site through the sidewalk along SE 16th Street on the north side of the site. The existing sidewalk is approximately 6 feet wide adjacent to the roadway.

The proposed development is required to construct a minimum 8 foot wide sidewalk, and a minimum 5 foot wide landscape planter between the back of curb and the sidewalk enhancing pedestrian safety with separation from the roadway.

Near the west property line, an existing Puget Sound Energy (PSE) above ground vault is located within the path of the proposed sidewalk. The existing PSE vault will remain in place, and the proposed project will meander the sidewalk to the south of the PSE vault maintaining the minimum 8 foot wide sidewalk.

Bicycle Access

Existing bicycle facilities on SE 16th Street. are provided by an approximately 5 foot bicycle lane in the eastbound and westbound directions. No new bicycle

infrastructure is listed in Bellevue's plans within the vicinity of the site. No new bicycle infrastructure will be constructed with this project.

Transit Service Access

King County Metro operates service in the vicinity of the site. The nearest transit stop is provided on 145th Place SE approximately 400 feet west of the project site (south of SE 16th Street.). The service provides access to King County Metro Transit routes 245 and 271. The stop can be reached from the site using the existing sidewalk.

Sight Distance for Vehicles and Pedestrians

Sight distance for vehicles at the proposed driveway onto SE 16th Street was evaluated. The right setback line to the east is shown to meet the City's standards. The sight distance assessment is documented in the Transportation Impact Study.

The left setback line to the West is shown less than the required sight distance. The proposed driveway is located on a tangent section of a horizontal curve to the west.

It is also located on a tangent section of a vertical crest curve to the west, at the same location of the horizontal curve, and a vertical sag curve to the east. Due to the site topography, roadway vertical curves and the horizontal curve, the available sight distance is less than the required sight distance. The driveway location was evaluated, and it was placed at the location providing the maximum available sight distance from the site. A design justification will be completed for the project for deviation from the standards.

Sight distance for pedestrians at the proposed driveways is required to meet the City's horizontal and vertical standards and will be evaluated during the plan review to ensure that any proposed landscaping, signage, walls, handrails and street furnishings are placed to avoid obstruction within the sight lines for pedestrians.

Street Lighting

Street lighting photometric calculations were evaluated by the applicant along SE 16th Street. New street light poles and replacement of existing luminaires with new LED fixtures will be required to meet the City's current light level standards.

Transportation Infrastructure

To provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted as part of the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

See Conditions of Approval relating to Civil Engineering Plans – Transportation Plans – Transportation, Building and Site Plans – in Section IX of this Report

For the Silverado Memory Care development project, the transportation infrastructure will include a new driveway approach, curb and gutter, planter strip, and sidewalk on the SE 16th Street frontage of the site.

Prior to any form of occupancy, completion of the following transportation infrastructure is required:

1. Construct new minimum 26 foot wide commercial driveway approach for site access onto SE 16th Street at the location required to maximize the sight distance. An approved Design Justification is required prior to completion of the project.
2. Construct new standard concrete curb and gutter along the development frontage to replace the existing concrete curb and gutter.
3. Construct new planter strip along the development frontage with a minimum width of 5 feet.
4. Construct new sidewalk along the development frontage with a minimum width of 8 feet.
5. The planter strip shall have spray irrigation, root barrier, street trees and landscaping.
6. Install street lighting per Bellevue Standards; including new poles, arms, and fixtures as needed to meet Bellevue's minimum photometric values.
7. Install City fiber communication vaults, junction boxes, conduits and wiring per City's requirements.
8. Any proposed landscaping, signage, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians.
9. All landscape planters shall have irrigation from a private metered water source unless the City has agreed to accept a new meter or provide water from an existing City meter.
10. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 ft. apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).
11. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches,

except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

12. ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and Washington State Department of Transportation (WSDOT) standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the City of Bellevue Transportation Department.
13. The new landscaping planter strip within the sidewalk along the public road shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planter shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawing SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.
14. The design and appearance of the sidewalk and landscaping shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a 2 ft. by 2 ft. score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.
15. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.
16. To the extent feasible, no new utility vaults that serve only one development

will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

17. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
18. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

See Conditions of Approval regarding Transportation Infrastructure and Street Development Requirements and Street Frontage Improvements in Section IX of the Report.

Easements
The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks along SE 16th Street.

The applicant shall provide easements to the City for location of signal, street light, and fiber facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

See Conditions of Approval regarding Existing Easements, Easements for Signal Control, Street Light Boxes, Vaults and Sidewalk/Utility Easements in Section IX of this Report.

Use of the Right-of-Way (ROW) During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

See Condition of Approval regarding Right of Way Use Permit in Section IX of this Report.

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts

Permitted," "Overlay Required", and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near the development site, SE 16th Street is classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 ft.

See Condition of Approval regarding Pavement Restoration in Section IX of this Report.

C. Fire

The Bellevue Fire Department Fire Prevention Division has reviewed the submittal in accordance with the 2015 International Fire Code, 2015 International Building Code, City of Bellevue requirements, and good fire protection practices. This review was based upon, and limited to, the information presented on drawings and/or materials received in our office. The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal. As conditioned, Fire staff found no issues with the proposed development.

See Conditions of Approval regarding Site Circulation, Sprinkler Requirements and Alarm Systems, Carbon Monoxide Alarms, Key-Box Access and Extinguishing Systems in Section IX of this report.

D. Clear and Grade

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. As conditioned, Clearing and Grading staff found no issues with the proposed development.

See Conditions of Approval regarding Geotechnical Review and Inspection, Storm Water Pollution and Rainy Season Restrictions in Section IX of this Report.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected

environmental impacts associated with the project. City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A. EARTH AND WATER

The submitted geotechnical reports by Associated Earth Sciences found a surficial layer of duff, root mat and organic rich topsoil which ranged from three to three and a half feet thick. Immediately below the surficial duff and topsoil exists silty sand with gravel which is interpreted to be lodgment till. The geotechnical engineer found no seepage of ground water on-site and there are no water features on the site. The project will be required to comply with all erosion and sediment control BMPs and the Clearing and Grading code requirements as part of future development permits.

B PLANTS AND ANIMALS

Construction will require removal of 23 significant trees as discussed in this report. The area outside of the developed footprint and parking lot is proposed to be restored with vegetation per the submitted mitigation plan and landscaping plan. As noted, the landscaping plan is required to be incorporated into the mitigation plan and include all native vegetation.

C. TRANSPORTATION

Long Term Impacts and Mitigation

The City has prepared a traffic forecasting model for the 2030 horizon year to assess cumulative impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. The traffic modeling shows that all of the MMAs would meet both standards. This project proposes to add a net increase of 21 dwelling units of Assisted Living in MMA 9, East Bellevue. This level of development is within the assumptions of the City's traffic modeling and does not require additional mitigation.

In addition, traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

See Condition of Approval regarding Impact Fees in Section IX of this Report.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Silverado Bellevue development will generate 9 new p.m. peak hour trips; therefore, concurrency is not required for this project.

Short Term Operational Impacts and Mitigation

A traffic impact analysis (TIA) memorandum dated September 6, 2019, was prepared for this project by TENW. The TIA included assessment of the forecasted trip generation, site access, sight distance for vehicles and pedestrian, and truck turning movements. With 9 new p.m. peak hour trips, no short-term traffic impacts are expected, and no additional traffic mitigation is required. Frontage improvements are required on SE 16th Street, which will include the installation of new sidewalk and planter strip to improve pedestrian access to the development.

D. Noise

Exterior Noise

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 6 pm on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code MAY NOT be granted pursuant to 9.18.020C.1 & 2. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact of inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required for exemption from the Noise Control Code must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with Bellevue City Code – BCC

9.10 Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off are required to be done at night by the Utility Dept., public school construction)
- Work to accommodate transportation mitigation
- Required evening haul routes

Work that has been previously determined by sound level monitoring to not exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities.

See Condition of Approval regarding Noise in Section IX of this Report.

Interior Noise Levels

The Bellevue City Code, BCC 9.18 limits interior noise levels within residential structures to 40 dBa in sleeping areas and 45 dBa in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that this threshold has been met.

See Condition of Approval regarding Interior Noise in Section IX of this Report.

VI. CHANGES TO THE PROPOSAL RESULTING FROM CITY REVIEW

A. Transportation

During Predevelopment Services review, the applicant was required to move the proposed driveway to its existing location within the slope. This location is required based on Transportation site distance and performance standards. No other location was feasible.

VII. DECISION CRITERIA

A. Design Review:

The Director may approve, or approve with modifications, an application for Design Review if the proposal fulfills the Design Review Decision Criteria in LUC 20.30.F.145:

1. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan's Urban Design Element. The proposed development supports the following Subarea and Comprehensive Plan Policies:

Comprehensive Plan

The site is designated NB (Neighborhood Business) in the Comprehensive Plan and lies within the Single Family and Multifamily Residential Transition

Area Design Districts in the Southeast Bellevue Subarea of the Bellevue Comprehensive Plan.

Southeast Bellevue Subarea Policies:

Policy S-SE-2: Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.

Policy S-SE-7: Expand uses in neighborhood commercial districts to better serve the needs of surrounding neighborhoods by allowing for a variety of retail, office, and residential uses; provided that the character and level of development is of a low intensity which is compatible with the adjacent residential districts.

Response: The site is zoned NB within the Southeast Bellevue Subarea of the Comprehensive Plan. The proposal will also utilize the existing vegetation and maintain an increased vegetated buffer between the proposed development and the existing single family neighborhood.

The proposed development will be limited to senior housing and will result in a lower impact than if the site where to be developed as fully commercial and will help bridge the existing single family neighborhood to the east with the commercially zoned to the west. The approved structure will be residential in both design and site development to mimic the surrounding neighborhood.

Housing Policies:

Policy HO-19: Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Promote awareness of Universal Design improvements that increase housing accessibility.

Policy HO-20: Encourage a range of housing types for seniors affordable at a variety of income levels.

Response: The site is underutilized as an undeveloped lot in the NB land use district. The proposed development is surrounded by existing multifamily, commercial and single family development. The proposed use and design is compatible with the design of the surrounding built environment while providing additional housing options for seniors.

2. **The proposal complies with the applicable requirements of this Code.**

   As conditioned, the proposal complies with applicable requirements of the Land Use Code as discussed in Section III of this report.

3. **The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

As conditioned, the proposal complies with the Development Standards (LUC 20.25B.040) and Design Guidelines for development in a Transition Area Design District (LUC 20.25B.050). Refer to Section III of this report for how the proposal has met the Development Standards.

4. **The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.**

   By creating structures that are sunk into the natural slope and screened with increased vegetation the buildings will appear smaller in scale from the neighboring single family neighborhood. With the application of rich architectural detail, the proposed building is compatible with the surrounding neighborhood and will fit well within the greater single family and multifamily residential context.

5. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**

   All required public services and facilities are available to the site. The site has direct access to a major arterial (SE 16th St) which has capacity to carry the additional traffic expected to be attributed to the proposal (Traffic Study in project file). City water and sewer services are available to the site. The new driveway will provide fire truck access to the site.

B. Critical Areas Report – Decision Criteria (LUC 20.25H.255):

Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer. The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

The applicant submitted a geotechnical report prepared by AESI which concludes that the steep slope is generally stable and adequate for the proposed development. The report states that the potential for slides is negligible provided the recommendations of the reports dated April 9, 2018 are followed during site clearing and construction. The applicant also submitted a Critical Areas Report dated September 24, 2018 which assessed impacts to the slope, habitat and buffer areas.

The proposed mitigation will improve water quality, hydrology, and slope stability functions of the on-site critical areas. The existing invasive plants on the site will be removed and replaced with native vegetation which will have better aerial coverage and root systems to protect slopes and intercept water. The vegetation will also improve habitat quality over what is existing onsite. .

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

The goal of the proposed mitigation is to improve overall habitat function over what is existing onsite, primarily through removal of invasive and noxious species and replanting with appropriate native species. The applicant will be required to restore all areas of temporary disturbance and will be restoring the modified buffer and structure setback back with a three tiered mitigation plan which will result in a net gain over existing conditions.

See Condition of Approval regarding Mitigation Plantings in Section IX of this Report.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

All storm water from surfaces will be directed into collection systems. The vegetation remaining on the site will be enhanced through mitigation planting that will increase vegetation cover and quality that will improve storm water functions.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Maintenance and monitoring is required for five years and is included as part of the critical areas report. A separate maintenance and monitoring plan will be required to be submitted as part of the clearing and grading permit for the project. An installation and assurance device will be required prior to clearing and grading permit issuance and a maintenance assurance device required prior to occupancy approval of the building that will be held for the five-year maintenance period. The amounts of the devices will be based on cost estimates for installation and monitoring provided at clearing and grading permit submittal. Copies of the monitoring reports will be submitted annually to the City

See Condition of Approval regarding Maintenance Device in Section IX of this Report.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

There are no off-site critical area and critical area buffers. As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met. The proposed mitigation will improve the functions of the steep slope on the site be removing invasive species and replanting to increase coverage by trees, shrubs, and ground cover. The proposed mitigation will improve habitat and slope stability functions.

6. The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)

The proposed development is compatible with the surrounding multifamily, residential and commercial land use districts. The proposal is also compatible with the adjacent single family neighborhood and it meets the Transition Area requirements of LUC 20.25B and also provides an increased vegetated buffer between the existing single family homes and the proposed development

C. Critical Areas Land Use Permit – Decision Criteria (LUC 20.30P.140):
The Director may approve, or approve with modifications, an application for a Critical Areas Land Use permit if:

1. The proposal obtains all other permits required by the Land Use Code; and

The proposal will be required to obtain all application building permits prior to construction. Plans submitted for the development permits must reflect the plans reviewed under this approval.

See Condition of Approval regarding Building Permits in Section IX of this Report.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical areas and critical area buffer; and

The project shall be constructed and inspected by the Engineer of Record to verify implementation of the recommended procedures and practices in the geotechnical report found in the reports prepared by prepared by AESI, on April 9, 2018. A report verifying implementation of inspection shall be submitted to Leah Chulsky prior to receipt of Temporary Certificate of Occupancy.

See Condition of Approval regarding Geotechnical Review and Inspection in Section IX of this Report.

3. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

The proposal, as approved meets all applicable performance standards of Part 20.25H LUC. See Section III of this report for discussion.

4. The proposal is served by adequate public facilities including streets, fire protection, and utilities; and

All required public services and facilities are available to the site. The site has direct access to a major arterial (SE 16th Street) which has capacity to carry the additional traffic expected to be attributed to the proposal (Traffic Study in project file). City water and sewer services are available to the site. The new driveway

will provide fire truck access to the site.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i; and

The proposal includes a mitigation plan that meets the requirements of LUC 20.25H.210. A final mitigation plan must be included with all subsequent construction permit applications. An installation and maintenance surety is required and the proposed planting will be monitored for 5 years.

See Condition of Approval regarding Mitigation Planting and Maintenance in Section IX of this Report.

6. The proposal complies with other applicable requirements of this code.

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code. The proposal complies with all other applicable code requirements as approved or conditioned. Per LUC 20.30P.170, the applicant is required to provide hold harmless agreement prior to construction permit issuance.

See Condition of Approval regarding Hold Harmless Agreement in Section IX of this Report.

D. Conditional Use Permit – Decision Criteria (LUC 20.30B.140):
The Director may approve, or approve with modifications an application for Conditional Use Permit if:

1. The conditional use is consistent with the Comprehensive Plan.
The proposed development supports the following Subarea and Comprehensive Plan Policies:

Comprehensive Plan
The site is designated NB and lies within the Southeast Bellevue subarea of the Bellevue Comprehensive Plan. The Comprehensive Plan designation for this property is NB.

Land Use Element:

Policy LU-14: Protect residential areas from the impacts of nonresidential uses of a scale not appropriate to the neighborhood

Policy LU-19: Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.

Southeast Bellevue Subarea Policies:

Policy S-SE-2: Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.

Policy S-SE-7: Expand uses in neighborhood commercial districts to better serve the needs of surrounding neighborhoods by allowing for a variety of retail, office, and residential uses; provided that the character and level of development is of a low intensity which is compatible with the adjacent residential districts.

Response: The site is zoned NB within the Southeast Bellevue Subarea of the Comprehensive Plan. The proposal will also utilize the existing vegetation and maintain an increased vegetated buffer between the proposed development and the existing single family neighborhood.
The proposed development will be limited to senior housing and will result in a lower impact than if the site where to be developed as full commercial and will help bridge the existing single family neighborhood to the east with the commercially zoned to the west. The approved structure will be residential in both design and site development to mimic the surrounding neighborhood.

2. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

The proposed building massing, orientation of the pedestrian and vehicular access off of SE 16th Street and architectural detailing of the facades are all single family residential in character. The buildings are designed to fit not only into the single family and multifamily neighborhoods around the proposal site but to also minimize massing by sinking the structure into the slope. The proposed structure will mimic northwest contemporary residences within the surrounding neighborhood containing stone, exposed timber, and hardie panels of beiges and greens to help blend the structure naturally into the site and reduce visual impact. Limited storefront at the primary entrance, and limited use of shed roofs help create a more contemporary look without being out of character for the neighborhood. The proposed structure is at 27 feet- 7 inches is consistent with and lower than the maximum height allowed within the adjacent residential neighborhood.

3. The conditional use will be served by adequate public facilities including public streets, fire protection and utilities.

All required public services and facilities are available to the site. The site has direct access to a major arterial (SE 16th Street) which has capacity to carry the additional traffic expected to be attributed to the proposal (Traffic Study in project file). City water and sewer services are available to the site. The new driveway will provide fire truck access to the site.

4. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

The proposed development will be limited to senior housing and will result in a lower impact than if the site where to be developed as fully commercial and will help bridge the existing single family neighborhood to the east with the commercially zoned to the west. The approved structure will be residential in both design and site development to mimic the surrounding neighborhood and will not be materially detrimental to uses or property in the surrounding vicinity.

5. The conditional use complies with the applicable requirements of the Land Use Code.

As conditioned the Conditional Use complies with all applicable Land Use Code requirements as discussed in Section III above. Per LUC 20.20.440 footnote (4), for senior housing, an agreement must be recorded with the King County Recorder's Office, or its successor agency, and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.
See Condition of Approval regarding Senior Housing Agreement in Section IX of this Report.

VIII. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency and City Code & Standard compliance reviews, the Development Services Department Director does hereby **APPROVE WITH CONDITIONS** the Design Review and Critical Areas Land Use Permit approvals for Silverado Memory Care Proposal. **Approval of these Permits does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

Note - Vested Status of Design Review Approval: The vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit approval shall be automatically extended for the life of the project.

After conducting the various administrative reviews associated with this proposal, including Land Use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **RECOMMEND APPROVAL WITH CONDITIONS** of the Conditional Use Permit for the Silverado Memory Care Facility.

Note - Vested Status of CUP Approval: The vested status of the CUP approval shall expire two years from the date of the City's final decision, unless a completed building

permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit approval shall be automatically extended for the life of the project.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances
The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes- BCC Title 23	Nate Tilson, 425-452-6866
Fire Code- BCC 23.11	Glen Albright, 425-452-4270
Land Use Code- BCC Title 20	Leah Chulsky, 425-452-6834
Noise Control- BCC 9.18	Leah Chulsky, 425-452-6834
Sign Code- BCC Title 22B	Leah Chulsky, 425-452-6834
Transportation Code- BCC 14.60	Randa Kiakos, 425-452-2569
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Mark Dewey, 425-452-6179

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. A Utility Developer extension agreement will be required as a condition of this permit. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (UE). All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Water, sewer and storm easements will be required as needed.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities Department

2. Building Permit

Approval of this application does not constitute an approval of a development permit. A building permit and any other associated development permits are required. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Leah Chulsky, Development Services Department

3. Approved Modification

This decision approves the slope buffer modification as identified in the project site plans to construct a new structure with mitigation (refer to Attachment 1). This approval does not allow future structures or improvements to be located without future review and permits.

AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Leah Chulsky, Development Services Department

4. Building Height

The maximum height may be increased to 35 feet only if residential uses or administrative office uses are provided on the second floor, and provided the structure does not exceed two stories and meets the requirements of LUC 20.25B.040.2 for allowed height bonus. Design shall meet the definition of story pursuant to the International Building Code, Section 202, as adopted and amended by the City of Bellevue.

The building is designed so that the lowest level meets the building code definition of basement and is not considered a story above grade plane. This includes limiting the finished floor surface of the level above to no more than 12 feet above finished ground level at any point and not more than 6 feet above average existing? grade plane.

Building height shall be measured from average existing grade around the building to the highest point of a flat roof or to the mean height between the tallest eave and tallest ridge of a pitched roof. All mechanical equipment and screening shall not exceed the maximum height permitted above.

AUTHORITY: Land Use Code 20.20.010 Footnote (25)
REVIEWER: Leah Chulsky, Development Services Department

B. PRIOR TO CLEARING & GRADING PERMIT ISSUANCE:

1. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: Bellevue City Code 11.70 & 14.30
REVIEWER: Tim Stever, Transportation Department

2. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document.

All proposed infrastructure improvements within the right-of-way shall conform to current WSDOT Standard Specifications for Road, Bridge and Municipal Construction and to the City of Bellevue Special Provisions (BSP's).

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, intersection, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) Installation or relocation of streetlights and related equipment.

e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
f) As part of the traffic signal installation or modifications, the developer must pay a fee to integrate this signal into the city's adaptive signal management system (SCATS). Payment for SCATS is needed at the time the signal is added to the adaptive signal management system and in no case later than occupancy of the first building.
g) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
h) Driveway landings on sloping approaches must meet the requirements for commercial development.
i) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Randa Kiriakos, Transportation Department

3. Final Landscape and Irrigation Plan

The Final Landscape and Irrigation Plans shall be submitted with the building permit application to ensure compliance will all Land Use Code requirements.

Any sleeves for irrigation mainlines shall be placed within the project property lines.

The applicant shall record a copy of the approved project drawings, including the landscape and irrigation plans, and conditions of this Design Review with the King Country Division of Records and Elections and with the Bellevue City Clerk.

The location of the refuse area shall be located within the individual garages and be taken out for pick up day only and then returned to the individual garages.

AUTHORITY: Land Use Code 20.20.520, 20.20.900.G and 20.25B.040.C
REVIEWER: Leah Chulsky, Development Services Department

4. Pesticides, Insecticides, and Fertilizers

The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

AUTHORITY: Land Use Code 20.25H.220.H
REVIEWER: Leah Chulsky, Development Services Department

5. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Randa Kiriakos, Transportation Department

6. Easements for Signal Control and Street Light Boxes and Vaults

The applicant shall provide easements to the City for location of signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.
AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Randa Kiriakos, Transportation Department

7. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Randa Kiriakos, Transportation Department

8. Geotechnical Review

The project geotechnical engineer must review the final construction plans, including all retaining walls and foundation designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Savina Uzunow, Development Services Department, Clear & Grading Section

9. Final Mitigation Planting Area

The reduced geologic hazard critical area requires planting to mitigate the approved structure setback reduction in accordance with the project mitigation plan. **The applicant shall submit a final planting plan as part of the clear and grade permit which is consistent with the requirements in this report.**

AUTHORITY: Land Use Code 20.25H.220
REVIEWER: Leah Chulsky, Development Services Department

10. Maintenance and Monitoring

The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. A maintenance surety for the mitigation planting is required based on 150 percent of the cost estimate for all costs associated with maintenance and monitoring for 5 years of monitoring, maintenance activity, plant replacement, contingencies. The amount of the surety is determined by a cost estimate submitted as part of the clearing and grading permit. The maintenance surety is required prior final inspection of the clearing and grading permit. Photos from selected photo points will be included in the monitoring reports to document the planting. Annual monitoring reports are to be submitted to the Development Services Department Land Use Division at the end of the growing season by no later than November 30 for each year monitored. The reports, along with a copy of the planting plan, can be sent to Leah Chulsky at lchulsky@bellevuewa.gov or to the address below:

Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

AUTHORITY: Land Use Code 20.30P.140; 20.25H.220
REVIEWER: Leah Chulsky, Development Services Department

11. Installation Device

To ensure the required mitigation and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved mitigation. The device will be released when the applicant demonstrates required mitigation has successfully been installed.

AUTHORITY: Land Use Code 20.25H.125.J, 20.25H.220, and 20.40.490
REVIEWER: Leah Chulsky, Development Services Department

12. Hold Harmless Agreement

The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area structure setback in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to building permit issuance. Staff will provide the applicant with the hold harmless form.

AUTHORITY: Land Use Code 20.30P.170
REVIEWER: Leah Chulsky, Development Services Department

13. Rainy Season Restrictions

Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

AUTHORITY: Bellevue City Code 23.76.093.A,
REVIEWER: Savina Uzunow, Development Services Department

14. Storm Water Pollution Prevention Plan

To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water; a construction stormwater pollution prevention plan (CSWPPP) is required. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

AUTHORITY: Bellevue City Code 23.76.
REVIEWER: Savina Uzunow, Development Services Department

15. Transportation Infrastructure and Street Development Requirements

The final design of transportation infrastructure improvements shall be approved by the Transportation Department, including all construction of streets, street lighting, planter strips, sidewalks, signals, channelization, pedestrian paths and trails, and bicycle facilities according to the street design standards.

Prior to any form of occupancy, completion of the following transportation infrastructure is required:

1. Construct new minimum 26 ft. wide commercial driveway approach for site access onto SE 16th Street at the location required to maximize the sight distance. An approved Design Justification is required prior to completion of the project.

2. Construct new standard concrete curb and gutter along the development frontage to replace the existing concrete curb and gutter.
3. Construct new planter strip along the development frontage with a minimum width of 5 ft.
4. Construct new sidewalk along the development frontage with a minimum width of 8 ft.
5. The planter strip shall have spray irrigation, root barrier, street trees and landscaping.
6. Install street lighting per Bellevue Standards; including new poles, arms, and fixtures as needed to meet Bellevue's minimum photometric values.
7. Install City fiber communication vaults, junction boxes, conduits and wiring per City's requirements.
8. Any proposed landscaping, signage, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians.
9. All landscape planters shall have irrigation from a private metered water source unless the City has agreed to accept a new meter or provide water from an existing City meter.
10. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 ft. apart) and the proper spacing from driveways (10 ft. from Point A in standard drawing SW-140-1 or equivalent).
11. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is 6 in., except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.
12. ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where

needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

13. The new landscaping planter strip within the sidewalk along the public road shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planter shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawing SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.
14. The design and appearance of the sidewalk and landscaping shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a 2 ft. by 2 ft. score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.
15. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.
16. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.
17. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
18. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Randa Kiriakos, Transportation Department

16. Maintenance Agreement – Right of Way Streetscape

Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue Parks shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.

AUTHORITY: Land Use Code 20.20.520
REVIEWER: Leah Chulsky, Development Services Department

17. Planting – Right of Way Streetscape

1. Planting shall be done according to the Parks and Community Services Department Environmental Best Management Practices and Design Standards in place at the time of construction.

2. A Parks Department representative shall be on-site to inspect street trees prior to planting and at the time of planting to observe the installation. Contact Parks Department Resource Management at 425-452-6855 at least 24 hours before planting to schedule the inspection.

AUTHORITY: Land Use Code 20.20.520
REVIEWER: Leah Chulsky, Development Services Department

18. Planting – Right of Way Streetscape

Existing City of Bellevue landscaping and irrigation is present in project area. Irrigation systems are not included in 811 locates. Contact City of Bellevue Parks Department before starting work in these areas to coordinate landscape restoration, ensure impacts to off-site landscapes fed by the irrigation system are minimized, determine any tree protection needs, and backfill soil is installed per Parks standards. Protect all existing lateral lines, main lines, sleeving, wiring and components until inspection by Parks irrigation staff before moving forward with planned modifications. Any disruption of existing irrigation function must be short duration as it supplies other streetscape areas along SE 16th. Damage is to be reported immediately to the construction inspector for the project.

AUTHORITY: Land Use Code 20.20.520
REVIEWER: Leah Chulsky, Development Services Department

19. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040
REVIEWER: Leah Chulsky, Development Services Department

C. PRIOR TO BUILDING PERMIT ISSUANCE:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Randa Kiriakos, Transportation Department

2. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Randa Kiriakos, Transportation Department

3. Geotechnical Inspection

The project geotechnical engineer must provide geotechnical inspection during project construction, including retaining walls, subgrades for foundations and footings, and any unusual seepage, slope, or subgrade conditions.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

4. Provisions for Refuse and Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: Land Use Code 20.20.590.K.4; Bellevue City Code 14.60.180
REVIEWER: Randa Kiriakos, Transportation Department

5. Use of Best Available Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.F
REVIEWER: Leah Chulsky, Development Services Department

D. PRIOR TO ISSUANCE OF ANY OCCUPANY:

1. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device prior to TCO approval for a five year period for 20% of the cost of labor and materials for all required landscaping. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan. Land Use inspection of the planting after 5-years is required to release the surety

AUTHORITY: Land Use Code 20.40.490, 20.25H.125.J and 20.25H.220
REVIEWER: Leah Chulsky, Development Services Department

2. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: Bellevue City Code 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual Sections; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Randa Kiriakos, Transportation Department

3. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

SE 16th Street is classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Transportation Department

4. Geotechnical Recommendations and Inspection:

The project shall be constructed and inspected by the Engineer of Record to verify implementation of the recommended procedures and practices in the geotechnical report found in the reports prepared by prepared by AESI, on April 9, 2018. A report verifying implementation of inspection shall be submitted to Leah Chulsky at lchulksy@bellevuewa.gov prior to receipt of Temporary Certificate of Occupancy.

Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Leah Chulsky, Development Services Department

5. Sprinklers

The structure shall be provided with an automatic fire sprinkler system in accordance the International Fire Code as amended by the City of Bellevue. A permit for the fire system shall be obtained from the Fire Department prior to work commencing.

AUTHORITY: International Fire Code 903
REVIEWER: Glen Albright, Fire Department

6. Fire Alarm

A fire alarm system installed in accordance with the International Fire Code and NFPA 72 is required for this structure. Submit revised plans indicating that deferred submittal will be provided.

AUTHORITY: International Fire Code 907
REVIEWER: Glen Albright, Fire Department

7. Smoke Alarm

Smoke alarms are required per the International Fire Code in all sleeping rooms and in the area immediately adjacent to the sleeping rooms.

AUTHORITY: International Fire Code 907
REVIEWER: Glenn Albright, Fire Department

8. Carbon Monoxide Alarm

Carbon monoxide alarms are required in immediately adjacent to all sleeping rooms.

AUTHORITY: International Fire Code 915
REVIEWER: Glen Albright, Fire Department

9. Key Box Access

A key-box access system shall be provided in accordance with the International Fire Code. The location and type shall be approved by the Fire department. Submit revised plans indicating that a Knox box will be provided.

AUTHORITY: International Fire Code 506
REVIEWER: Glen Albright, Fire Department

10. Extinguishing System – Cooking Equipment

Commercial-type cooking equipment shall be protected by an approved automatic extinguishing system. A permit for the installation of the system shall be secured from the Fire Prevention Division prior to work commencing.

AUTHORITY: International Fire Code 904.12
REVIEWER: Glen Albright, Fire Department

11. Senior Housing Agreement

A Senior Housing agreement must be recorded with the King County Recorder's Office, or its successor agency, and filed with the Bellevue City Clerk, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project.

AUTHORITY: Land Use Code 20.20.440 footnote (4)
REVIEWER: Leah Chulsky, Development Services Department

12. Native Growth Protection Easement

Record with King County a Native Growth Protection Easement that clearly delineates the area to be designated as Native Growth Area. A copy of the recorded Native Growth Protection Area Easement must be submitted to the City of Bellevue prior to the approval of the TCO.

AUTHORITY: Land Use Code 20.25H.030.B
REVIEWER: Leah Chulsky, Development Services Department

13. NGPE Boundary Fence and Signage

Prior to final building inspection, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPE shall be identified, fenced, and marked with boundary signage that states:

PROTECTED AREA – NO CLEARING
This fence marks the edge of a Native Growth Protection Area. Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.

NGPE boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the development. Signs must be of size and location to be visible and the boundary fence shall be a minimum of four feet tall.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Leah Chulsky, Development Services Department

14. Exterior Building Lighting

All exterior lighting shall include cut-of shields that prevent light impacts to nearby developments. Exterior accent lighting shall be adjustable; applicant will work with planner at TCO to confirm appropriate light levels.

AUTHORITY: Land Use Code 20.25B.050.B
REVIEWER: Leah Chulsky, Development Services Department

15. Rooftop Mechanical Screening

Mechanical equipment which is located on the roof shall be incorporated into the pitched or stepped roof form, and not appear as a separate penthouse or box. Any proposed future changes must be approved by Land Use and uphold the intent and conditions of the original proposal to screen mechanical equipment from above and street level views.

AUTHORITY: Land Use Code 20.25B.040.E
REVIEWER: Leah Chulsky, Development Services Department

16. Noise Levels/Measurements in Sleeping Areas

Noise levels in sleeping areas shall not exceed 40 dBA. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of an Occupancy Permit.

AUTHORITY: Bellevue City Code 9.18.045B
REVIEWER: Leah Chulsky, Development Services Department

17. Communication Dishes

Communication dishes greater than one meter (3.28 feet) in diameter shall not be visible from any adjacent residential districts. Communication dishes, antennas and other building appendages require Land Use Approval. Any proposed future changes must be approved by Land Use and uphold the intent and conditions of the original proposal to screen equipment from above and street level views.

AUTHORITY: Land Use Code 20.25B.040.E
REVIEWER: Leah Chulsky, Development Services Department

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Silverado Memory Care

LOCATION OF PROPOSAL: 14341 SE 16th St

DESCRIPTION OF PROPOSAL: Design Review and Critical Areas Land Use Permit approval and Conditional Use Permit recommendation for a 21 unit memory care facility located within a newly constructed building. The proposal includes a request to reduce a steep slope critical area buffer.

FILE NUMBERS: 18-126959-LB, 18-126958-LD 18-126964-LO **PLANNER:** Leah Chulsky

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/7/2019**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

_____ **10/24/2019**
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

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A. Background [help]

1. Name of proposed project, if applicable: [help]
   Silverado Bellevue

2. Name of applicant: [help]
   Wattenbarger Architects

3. Address and phone number of applicant and contact person: [help]
   11000 NE 33rd PL, Bellevue, WA 98004
   (425) 453-0606
   James Brown

4. Date checklist prepared: [help]
   April 16, 2018

5. Agency requesting checklist: [help]
   City of Bellevue, Development Services

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction beginning early 2019 – completion early 2020

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Geotechnical Report
   Critical Area Reconnaissance Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Conditional Use Permit
    Building Permit
    Clear & Grade, Design Review, Critical Areas Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
    Construction of a (2) story assisted living community over 1 level of daylight basement. The building will contain 21 sleeping units as well as supporing service and amenity spaces. The total building footprint is approximately 10,500 SF, and total building area is approximately 29,500 SF.

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12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
14641 SE 16th St. Bellevue, WA

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☐Flat, ☐rolling, ☐hilly, ☒steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
Approximately 65%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
The site is mantled by 3 feet of duff and organic silty sand, which overlies a deposit of medium dense to very dense glacial till consisting of silty sand with gravel. The glacial till is more than 30 feet thick.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
There are no visible landslide scarps, slide paths, or erosion zones on the site or on the adjacent properties.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Approximately 20,000sf of the site will be graded and excavated to accommodate the building and driveway. Approximate earthwork quantities of 5,300cy cut and 200cy fill (based on basement finish floor of 328.50). Any imported material for the driveway base, structural fill for the building and wall, and topsoil for the landscape and seeded areas will be sourced from an approved local supplier.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Yes, with the extensive grading and utility work required, the

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standard erosion and sediment control BMPs will be needed to ensure that sediment does not leave the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 46.3% of the site will be covered by impervious surfaces after the project is complete.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
A Temporary Erosion and Sediment Control Plan (TESCP) and a Storm Water Pollution Prevention Plan (SWPPP) will be prepared for this project. The BMPs included on these plans will be installed and maintained during construction. A CESCL will be provided by the contractor during construction to monitor the storm water runoff.

impacts mitigate by application of Clear and Grade code 23.76

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Limited emissions related to vehicular and light equipment use during construction. Post construction emissions limited to vehicular use by residents and staff.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
None

3. Water [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]
No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]
No

3) Estimate the amount of fill and dredge material that would be placed in or removed

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from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
No groundwater will be withdrawn for construction dewatering purposes or for drinking purposes. Due to the impermeable nature of the glacial till overlying the site, no stormwater infiltration systems are planned for the project, nor is any incidental water infiltration expected.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
Rainfall from rooftops and pavement will be the primary soure for runoff. Stormwater runoff from the roof will be collected by downspout leaders and runoff from from the driveway by a trench drain. This water will be detained and released from the site to the City's storm drainage system within SE 16th Street. This water will ultimately reach reach Lake Washington by means of the Mercer Slough.

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2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No. Storm water from the site will be collected, detained, and released from the site at the pre-developed rate.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
A stormwater facilty controlling peak runoff flows during storm events is part of the proposal to reduce drainage impacts.

impacts mitigated by application of Clear & Grade code 23.76

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☐grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
Removal and mitigation of limited trees in accordance with local codes. Removal of invasive species and restoration to native plants.

c. List threatened and endangered species known to be on or near the site. [help]
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
Use of native plants

e. List all noxious weeds and invasive species known to be on or near the site. [help]
English Ivy

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known

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to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: American crow, American robin, black-capped chickadee, dark-eyed junco, European starling, rufous-sided towhee, song sparrow, steller's jay and winter wren.
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *none observed*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *none*

b. List any threatened and endangered species known to be on or near the site. [help]
None identified

c. Is the site part of a migration route? If so, explain. [help]
All of Washington is within the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [help]
None

e. List any invasive animal species known to be on or near the site. [help]
None known

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
Electirc, Gas - power and heating

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
Low-e appliances, LED lighting

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]
No

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known

2) Describe existing hazardous chemicals/conditions that might affect project development

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and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
None

4) Describe special emergency services that might be required. [help]
None

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
None

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Low levelis of vehicular traffic

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
Short term construction noise

3) Proposed measures to reduce or control noise impacts, if any: [help]
Contruction to occur only within ours permitted by the City of Bellevue
impacts mitigated by application of BLL 9.18

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
Commercial, Single Family, Multi-family. Proposal will have no impacts to adjacent land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No

c. Describe any structures on the site. [help]
None

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d. Will any structures be demolished? If so, what? [help]
N/A

e. What is the current zoning classification of the site? [help]
Neighborhood Business, Transition District overlay

f. What is the current comprehensive plan designation of the site? [help]
Commercial / Retail

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes, a small portion of approximately 1,400 SF is considered to be a steep slope by the City of Bellevue

i. Approximately how many people would reside or work in the completed project? [help]
42 residents, approximately 10 staff at any given time.

j. Approximately how many people would the completed project displace? [help]
None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project will undergo a Conditional Use and Design Review process with the City of Bellevue

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
N/A

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
21 sleeping units for memory care residents. Middle to high income.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None

c. Proposed measures to reduce or control housing impacts, if any: [help]
None

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10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
Approximately 30'

b. What views in the immediate vicinity would be altered or obstructed? [help]
No significant views would be obstructed by the project.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
Restoration of invasive species, Replacement trees for tree removal, along with transition district buffer will help maintain a visual buffer between adjacent lower impact uses. Design review will assure that the project is consistant with the adjacent neighborhood and the city's design standards.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
Limited entry and path lighting will be present during nighttime hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No

c. What existing off-site sources of light or glare may affect your proposal? [help]
None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Indirect fixtures for exterior lighting.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Some retail and parks within walking distance.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Project will contain both interior and exterior recreation space for the residents.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45

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years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
None

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
SE 16th St.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
Yes, Bus route. Nearest service is approximately ¼ mile away on 145th St.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
13 new parking stalls, 1 new loading stall

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
Limited sidewalk and ROW improvements to bring the frontage up to current city standards.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
An increase of approximately 8 new a.m. peak hour trips and 9

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new p.m. peak hour vehicular trips are estimated with the project, and are not expected to generate any significant adverse traffic operational impacts or trigger concurrency review

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No

h. Proposed measures to reduce or control transportation impacts, if any: [help]
None

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
Project will result in a limited increase to fire, police, transit, health care, to serve the anticipated 42 residents.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
Completed project will encourage staff to use public transit.

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electric, Gas, Water, Telephone, Refuse, Sewer

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
New power and gas service will be provided by PSE. Telecommunication service will be provided by Centurylink or Comcast. New domestic, irrigation, and fire service will be provided by the City of Bellevue. New sanitary sewer service will be provided by the City of Bellevue.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *James Brown*
Position and Agency/Organization: *Wattenbarger Architects*
Date Submitted: *September 14, 2018*

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MASSING MODEL

ZONING AND LAND USE DATA

SITE ADDRESS 14341 SE 16TH ST. BELLEVUE, WA
PARCEL #: 883890-0271
ZONED NB – NEIGHBORHOOD BUSINESS
OVERLAY - TRANSITION AREA DESIGN DISTRICT, CRITICAL AREA OVERLAY DISTRICT
SITE AREA = 35,100 SF
ASSISTED LIVING PERMITTED AS A CONDITIONAL USE

LEGAL DESCRIPTION:
THAT PORTION OF TRACT "T" AND OF VACATED 144 AVENUE SOUTHEAST, UPPER & RENICKS BELTLINE ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 94, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF J C O'CONNER ROAD (145TH PLACE SOUTHEAST) AS ORIGINALLY ESTABLISHED 60.0 FEET IN WIDTH, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JACOB KAMBER ROAD NO. 2 (SOUTHEAST 16 STREET) AS ESTABLISHED, 30.0 FEET FROM THE CENTERLINE OF SAID JACOB KAMBER ROAD NO 2, SAID POINT OF INTERSECTION HEREINAFTER REFERRED TO AS POINT "A"

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 110.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE 236 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE 1.53 FEET; THENCE NORTH 22°13'38" WEST 122.78 FEET TO THE SOUTHERLY MARGIN OF JACOB KAMBER ROAD NO 2 (SOUTHEAST 16 STREET); THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN TO THE CENTER LINE VACATED 144TH AVENUE SOUTHEAST; THENCE SOUTHERLY ALONG SAID CENTER LINE 146.57 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO COMMONWEALTH INVESTORS GROUP BY DEED RECORDED UNDER AUDITOR'S FILE NO 6244165 TO A POINT SOUTHEASTERLY FROM, AS MEASURED PARALLEL WITH THE NORTHEASTERLY MARGIN OF J C O'CONNER ROAD FROM THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY PARALLEL WITH SAID NORTHEASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON

Chart 20 23 010

ALLOWABLE LOT COVERAGE = 35% or (12,285 SF) x 2 = 24,570 SF*
*per footnote (24) Lot coverage may be increased to 50 percent if congregate care senior housing, senior citizen dwellings, assisted living or nursing homes are constructed on site, provided, however, that coverage for the nonresidential portions of the development cannot exceed the maximum limits indicated. Lot coverage within NB Districts may be increased to 50 percent for mixed use development which includes residential uses comprising at least one-half the square footage of the building footprint. Underground parking in excess of 50 percent of the site area shall not be included in lot coverage calculations

LOT COVERAGE PROPOSED = +/- 10,424SF

BASE DENSITY ALLOWED = 15 x .806 ACRES = 12 dwelling units

DENSITY ADJUSTED FOR CRITICAL AREAS AND BUFFERS

DENSITY CALCULATION

CRITICAL AREA = 1,494 SF
BUFFERS = 7,588 SF
TOTAL = 9,082 SF = 25.6%

(15 du/acre x 26,018 sf / acre) + (15 du/acre x 9,082 sf / acre x .65 dev factor)
(15)x(26,018)/(43,560) = 8.96 + (15)x(9,082)/(43,560)x(.65) = 2.03
Density allowed = 10.99 dwelling units

10.99 X 2 = 21.98 UNITS* = (42 BEDS)

*per footnote (22) Density for senior citizen dwelling, congregate care senior housing, and assisted living is calculated as follows: units less than 600 square feet count as one-half unit and units 600 square feet or greater count as one unit

PROPOSED = 21 SLEEPING UNITS (42 beds)

20.25B.040 TRANSITION DISTRICT DEVELOPMENT STANDARDS

20.25B.040(A) - HEIGHT

BASE HEIGHT = 20'
MAX. HEIGHT WITH BONUS = 35' (1)(2)

- (1) PER 20.25B.040(A)(2): (2) In the NB District, the 35-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25)
  1. Note (25): The maximum building height for structures is increased to 35 feet only if residential uses or administrative office uses are provided on the second floor, and provided the structure does not exceed 2 stories. For purposes of this note, a story is defined pursuant to the International Building Code, Section 202, as adopted and amended by the City of Bellevue.
     - A. Floor 2 is limited to residential uses and consists solely of sleeping units, their daily living spaces, and limited administrative offices
     - B. Lower level qualifies as a basement per definitions of IBC 202 and is not considered a story above grade plane per IBC 504. See elevations A101b and 1/A501
       - a. Floor above is not more than 6' above the average grade plan
       - b. Floor above is not more than 12' above finished grade at any point.
- (2) PER 20.25B.040(A)(3): The 35-foot height limit may be achieved only when the development is in compliance with LUC 20.20.010, Note (25), and achieves a 5-foot height bonus as indicated in subsection A.3 of this section

20.25B.040(B) - SETBACKS

FRONT SETBACK = 20' (PER 20.25B.40(C)(2)
EAST SETBACK = 30' (PER 20.25B.40(B)(1) ADJ. R-5)
SOUTH SETBACK = 30' (PER 20.25B.40(B)(1) ADJ. R-20)
WEST SETBACK = 10' (PER 20.20.520(F) TYPE III LANDSCAPE BUFFER)

20.25B.040(C) - LANDSCAPE

3. Buffer.

a. A landscaped buffer, at least 20 feet in width, shall be provided along the entire street frontage where any portion of the street frontage is abutting a district receiving transition and along the interior property line abutting the district receiving transition. COMPLIES

b. All significant trees within 15 feet of the property line shall be retained as required by LUC 20.20.520.E. -WILL COMPLY

c. The buffer shall be planted with the following, and shall include at least 50 percent native species in the required plantings

d. N/A

e. Patios and other similar ground level features and trails may be incorporated into the buffer area, except that no more than 20 percent of the area may be used for such features. Patios shall not be located within 10 feet of the property line. - MAY USE THIS PROVISION FOR PATIO AND PATHS

20.25B.040(D) - SITE DESIGN STANDARDS

1. Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district of a lower intensity by berms, hedges, walls or combinations thereof. In appropriate circumstances, surface parking lots should be located away from adjacent residential properties. - WILL COMPLY

2. Site features such as fences, walls, refuse enclosures, light fixtures, carports and storage units shall be designed to be integrated with the architectural design of the primary structure. - WILL COMPLY

20.25B.040(E) - MECHANICAL EQUIPMENT

Except in the OLB 2 and NMU Districts, mechanical equipment which is located on the roof shall be incorporated into the pitched or stepped roof form, and not appear as a separate penthouse or box. In the OLB 2 and NMU Districts, the rooftop mechanical equipment shall be fully screened and accommodated within the maximum height limit. - WILL COMPLY

20.25B.040(F)Refuse Containers

All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material. - COMPLIES, IN GARAGE

20.25B.040(G) - SIGNS

Building design shall provide for architecturally integrated signage consistent with the scale and architecture of the building. Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code. - WILL COMPLY

20.20.900(D) Tree retention and replacement. - See arborist report and A102
2. Site Interior

b. In areas of the site other than the required perimeter landscaping area, the applicant must retain at least 15 percent of the diameter inches. - CONCEPTUAL PLAN PRESERVES 2 OUT OF THE 14 APPLICABLE TREES. WE WILL CONDUCT A TREE SURVEY AND VERIFY COMPLIANCE WITH REQUIRED 15%.

20.20.590 PARKING, CIRCULATION, AND WALKWAY REQ

PARKING REQUIRED = .5 X 21 UNITS = 12 STALLS (CONCREGATE CARE SENIOR HOUSING)
PARKING PROPOSED = 15 STALLS

STANDARD STALLS = 5
COMPACT STALLS = 5
ACCESSIBLE STALLS = 1
VAN STALLS = 1
TOTAL = 12

LOADING STALL = (1) 30x12' STALL

BUILDING DATA

THE PROJECT CONSISTS OF (2) STORIES OF ASSISTED LIVING (APPROX. 24,000 SF) AND CONTAINING (21) SLEEPING UNITS AND THEIR SUPPORT AND AMENITY SPACES / OVER 1 LEVEL (APPROX. 10,000 SF) BASEMENT PARKING. BASEMENT LEVEL ALSO CONTAINS SOME MECHANICAL AND SERVICE AREAS

TYPE OF CONSTRUCTION: 2 FLOORS OF V-A OVER BASEMENT OF I-A
OCCUPANCY: I-1 CONDITION #2, A-3, S-2, B
NFPA 13 SPRINKLERS THROUGHOUT

GROSS BUILDING AREAS

LEVEL	AREA
BASEMENT	10,495 SF
1ST FLOOR	9,374 SF
2ND FLOOR	9,815 SF
GRAND TOTAL	29,684 SF

PARKING SCHEDULE

STALL TYPE	COUNT
ACCESSIBLE / VAN	1
COMPACT	6
STANDARD	5
TOTAL	12

UNIT SCHEDULE

RM. NO.	AREA	NAME
1ST FLOOR		
101	383 SF	UNIT B2
102	383 SF	UNIT B2
103	357 SF	UNIT B3
104	449 SF	UNIT B4
105	402 SF	UNIT B6
120	383 SF	UNIT B2
122	443 SF	UNIT B7
123	400 SF	UNIT B2
124	368 SF	UNIT B2
125	383 SF	UNIT B2
1ST FLOOR: 10		
2ND FLOOR		
[illegible]	405 SF	UNIT B5
201	383 SF	UNIT B2
202	383 SF	UNIT B2
203	357 SF	UNIT B3
204	449 SF	UNIT B4
205	402 SF	UNIT B6
220	383 SF	UNIT B2
222	443 SF	UNIT B7
223	400 SF	UNIT B2
224	368 SF	UNIT B2
225	383 SF	UNIT B2
2ND FLOOR: 11		

UNIT GRAND TOTAL: 21

DRAWING INDEX

ARCHITECT - LAND USE	
A001	CODE DATA
A002	AREA PLANS
A003	LIFE SAFETY PLANS
A004	LIFE SAFETY PLANS
A005	LIFE SAFETY PLANS
A100	SITE PLAN
A101	GRADE PLANE CALCULATION
A102	GRADE PLANE CALCULATION
A103	TREE RETENTION PLAN
A104	CRITICAL AREA & BUFFER PLAN
A105	VICINITY PLAN
A201	BASEMENT FLOOR PLAN
A202	FIRST FLOOR PLAN
A203	SECOND FLOOR PLAN
A204	LIGHTING PLAN
A501	EXTERIOR ELEVATIONS
A502	EXTERIOR ELEVATIONS
A601	BUILDING SECTIONS
A701	BIRD'S EYE PERSPECTIVES
A702	PERSPECTIVES
M1	MITIGATION, RESTORATION & ENHANCEMENT PLAN
CIVIL	
1	BOUNDARY AND TOPO SURVEY
C1	CONCEPTUAL GRADING & UTILITY PLAN
C2	SITE PLAN A
C3	SITE PLAN B
C4	ILLUMINATION PLAN
C5	ROAD PLAN 2 OF 2
C6	ROAD PLAN 1 OF 2 - DRIVEWAY PROFILE
C7	AUTOTURN EXHIBIT
C8	SITE DISTANCE EXHIBIT 1 OF 3
C9	SITE DISTANCE EXHIBIT 2 OF 3
C10	SITE DISTANCE EXHIBIT 3 OF 3
LANDSCAPE	
L1.0	TREE RESTORATION PLAN
L1.1	PLANTING PLAN
L1.2	PLANT PALETTE
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

PROJECT DIRECTORY

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mikeread@tenw.com

ARBORIST
CREATIVE LANDSCAPE SOLUTIONS
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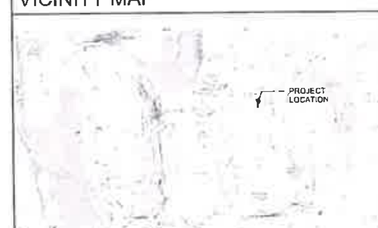
spnnce202@aol.com

VICINITY MAP

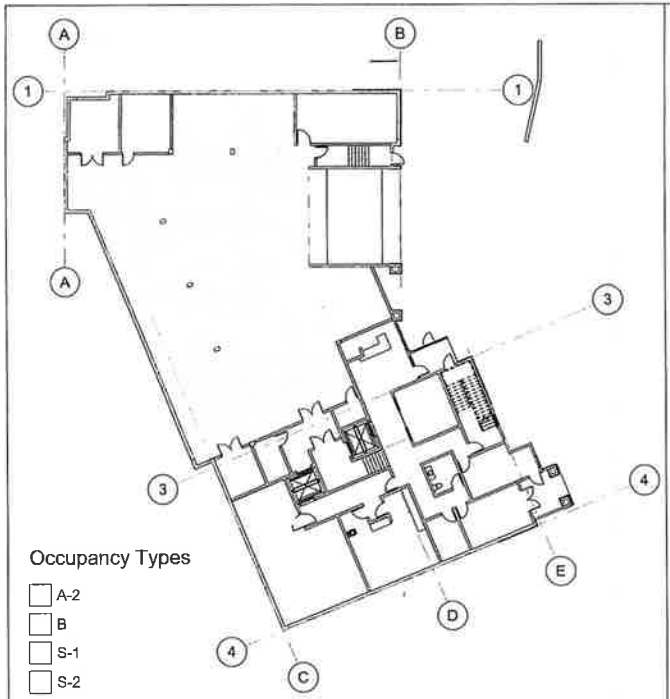


WATTENBARGER

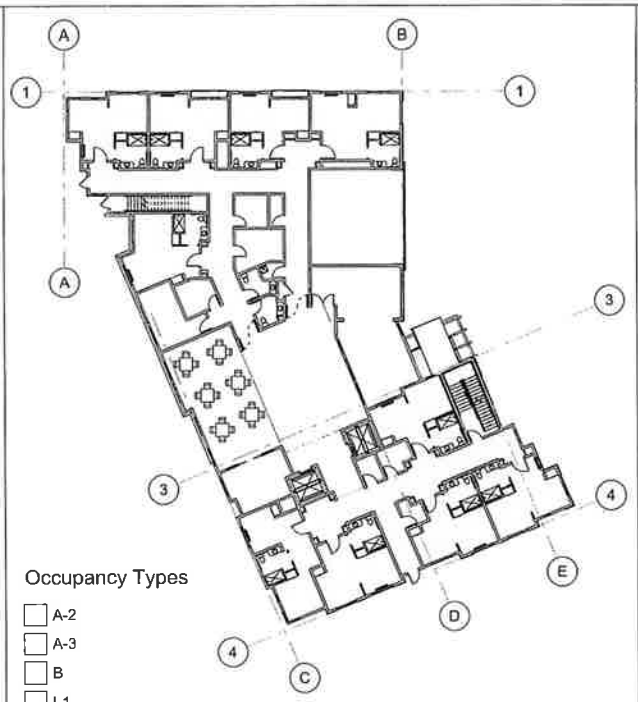
CODE DATA

SILVERADO BELLEVUE
14341 SE 16th STREET

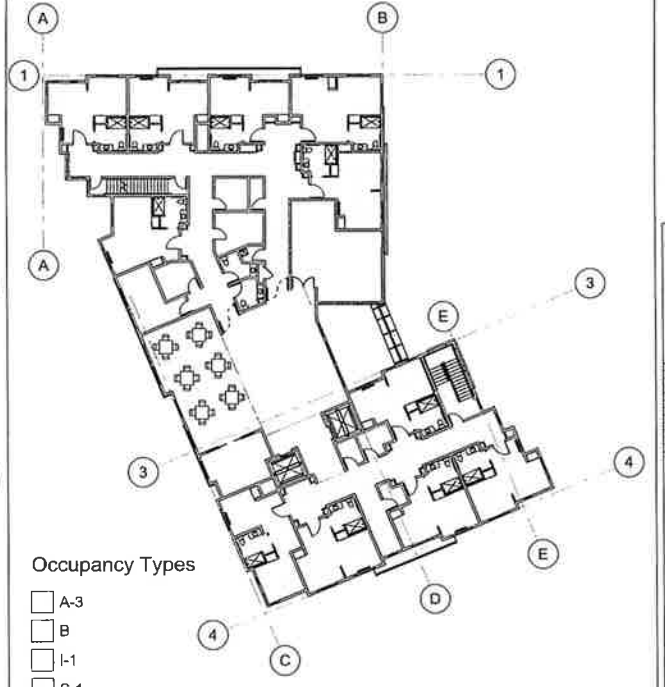
JOB NO.:
PLOT DATE
DATE:
SCALE:
DRAWN:
CHK'D:
SHEET NO.:
A0(



1 BASEMENT PLAN
1/16" = 1'-0"



2 FIRST FLOOR PLAN
1/16" = 1'-0"



3 SECOND FLOOR PLAN
1/16" = 1'-0"

Occupancy Load Tabulation Per 2015 IBC Table...

RM. NO.	NAME	OCCUPANCY CLASSIFICATION	OCCUPANCY USE	AREA	S.F. PER OCC.	OCCUPANTS
001	VEST.	B	Business Areas	89 SF	100	1
002	RECEPTION	B	Business Areas	412 SF	100	5
003	CONFERENCE	B	Business Areas	215 SF	100	3
004	E.D. OFFICE	B	Business Areas	210 SF	100	3
005	TOILET	B	Business Areas	84 SF	100	1
006	STAFF LOUNGE	B	Business Areas	233 SF	100	3
007	BUS. OFF.	B	Business Areas	112 SF	100	2
008	PASSAGE	B	Business Areas	268 SF	100	3
009	LAUNDRY	B	Business Areas	497 SF	100	5
010	KITCHEN	A-2	Kitchens, Commercial	833 SF	200	5
011	LOBBY	B	Assembly Unconcentrated (tables and chairs)	466 SF	15	32
0012	VEST.		(none)	162 SF		
0013	ELEV. EQP	S-1	Accessory Storage Areas, Mech.	89 SF	300	1
014	PARKING	S-2	Parking Garages	5,179 SF	200	26
0015	TELE./COM		(none)	51 SF		
0016	WH ROOM	S-1	Accessory Storage Areas, Mech.	136 SF	300	1
017	GENERATOR	S-1	Accessory Storage Areas, Mech.	218 SF	300	1
018	ELECTRICAL MSB	S-1	Accessory Storage Areas, Mech.	238 SF	300	1
0019	TRASH/RECYCLE	S-1	Accessory Storage Areas, Mech.	398 SF	200	2
0020	ELEV 1		(none)	76 SF		
0021	ELEV 2		(none)	76 SF		
GRAND TOTAL:				9,923 SF		93

Occupancy Load Tabulation Per 2015 IBC Table...

RM. NO.	NAME	OCCUPANCY CLASSIFICATION	Occupancy Use	AREA	S.F. PER OCC.	OCCUPANTS
101	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
102	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
103	UNIT B3	I-1	Institutional - Sleeping Areas	337 SF	120	3
104	UNIT B4	I-1	Institutional - Sleeping Areas	448 SF	120	4
105	UNIT B5	I-1	Institutional - Sleeping Areas	402 SF	120	4
106	CORRIDOR	I-1	Institutional - Sleeping Areas	1,074 SF	120	9
107	OFFICE	B	Business Areas	89 SF	100	1
108	STRG.	S-1	Accessory Storage Areas, Mech.	39 SF	300	1
109	MEDS/WELLNESS	B	Business Areas	144 SF	100	2
110	JAN.	S-1	Accessory Storage Areas, Mech.	32 SF	300	1
111	MEN	A-3	Institutional - Outpatient Areas	91 SF	100	1
112	WOMEN	A-3	Institutional - Outpatient Areas	62 SF	100	1
113	OFFICE	B	Business Areas	98 SF	100	1
114	PHYS. TPY.	B	Business Areas	283 SF	100	3
115	DINING	A-2	Assembly Unconcentrated (tables and chairs)	699 SF	15	47
116	LIVING	A-3	Assembly Unconcentrated (tables and chairs)	866 SF	15	58
117	ROOF TERRACE	A-3	Assembly Unconcentrated (tables and chairs)	713 SF	15	48
118	ELEV. LOBBY	A-3	Assembly Unconcentrated (tables and chairs)	226 SF	15	15
119	STRG.	S-1	Accessory Storage Areas, Mech.	47 SF	300	1
120	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
121	CORRIDOR	I-1	Institutional - Outpatient Areas	651 SF	100	7
122	UNIT B7	I-1	Institutional - Sleeping Areas	443 SF	120	4
123	UNIT B2	I-1	Institutional - Sleeping Areas	400 SF	120	4
124	UNIT B2	I-1	Institutional - Sleeping Areas	368 SF	120	4
125	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
126	C. LIN.	S-1	Accessory Storage Areas, Mech.	43 SF	300	1
127	PET STRG.	S-1	Accessory Storage Areas, Mech.	66 SF	300	1
129	SUNROOM	A-3	Assembly Unconcentrated (tables and chairs)	227 SF	15	15
130	ELEV 1		(none)	75 SF		
131	ELEV 2		(none)	75 SF		
GRAND TOTAL:				9,410 SF		250

Occupancy Load Tabulation Per 2015 IBC Table 1004.1.1...

RM. NO.	NAME	OCCUPANCY CLASSIFICATION	Occupancy Use	AREA	S.F. PER OCC.	OCCUPANTS
107	UNIT B5	I-1	Institutional - Sleeping Areas	405 SF	120	4
201	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
202	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
203	UNIT B3	I-1	Institutional - Sleeping Areas	337 SF	120	3
204	UNIT B4	I-1	Institutional - Sleeping Areas	448 SF	120	4
205	UNIT B5	I-1	Institutional - Sleeping Areas	402 SF	120	4
206	CORRIDOR	I-1	Institutional - Outpatient Areas	1,123 SF	100	12
207	OFFICE	B	Business Areas	89 SF	100	1
208	STO.	S-1	Accessory Storage Areas, Mech.	39 SF	300	1
209	MEDS/ WELLNESS	B	Business Areas	144 SF	100	2
210	JAN.	S-1	Accessory Storage Areas, Mech.	32 SF	300	1
211	MEN	A-3	Institutional - Outpatient Areas	91 SF	100	1
212	WOMEN	A-3	Institutional - Outpatient Areas	62 SF	100	1
213	OFFICE	B	Business Areas	98 SF	100	1
214	PHYS. TPY.	B	Business Areas	283 SF	100	3
215	DINING	A-3	Assembly Unconcentrated (tables and chairs)	791 SF	15	47
216	LIVING	A-3	Assembly Unconcentrated (tables and chairs)	863 SF	15	58
217	OUTDOOR TERRACE	A-3	Assembly Unconcentrated (tables and chairs)	585 SF	15	39
218	ELEV. LOBBY	A-3	Assembly Unconcentrated (tables and chairs)	211 SF	15	15
219	STRG.	S-1	Accessory Storage Areas, Mech.	47 SF	300	1
220	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
221	CORRIDOR	I-1	Institutional - Outpatient Areas	646 SF	100	7
222	UNIT B1	I-1	Institutional - Sleeping Areas	449 SF	120	4
223	UNIT B2	I-1	Institutional - Sleeping Areas	430 SF	120	4
224	UNIT B2	I-1	Institutional - Sleeping Areas	368 SF	120	4
225	UNIT B2	I-1	Institutional - Sleeping Areas	383 SF	120	4
226	C. LIN.	S-1	Accessory Storage Areas, Mech.	43 SF	300	1
227	PET STRG.	S-1	Accessory Storage Areas, Mech.	66 SF	300	1
228	SUNROOM	A-3	Assembly Unconcentrated (tables and chairs)	227 SF	15	15
230	ELEV 1		(none)	75 SF		
231	ELEV 2		(none)	75 SF		
GRAND TOTAL:				8,726 SF		246

SILVERADO BELLEVUE
14341 SE 16th STREET

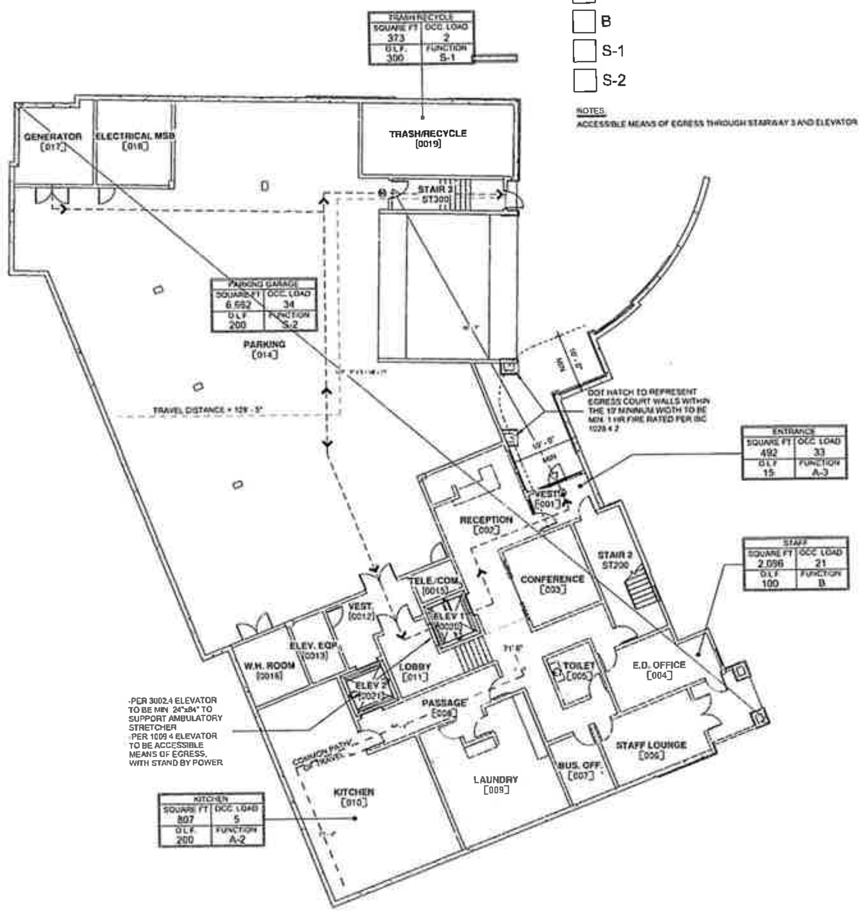
AREA PLANS

JOB NO.
PLOT DATE: 5/29/2019 12:44:
DATE:
SCALE: 1/16"
DRAWN
CHCKD:
SHEET NO.
A0

OCCUPANCY CLASSIFICATION

- [ ] A-2
- [ ] A-3
- [ ] B
- [ ] S-1
- [ ] S-2

NOTES:
ACCESSIBLE MEANS OF EGRESS THROUGH STAIRWAY 3 AND ELEVATOR



1 — BASEMENT — 3/32" = 1'-0"

OCCUPANCY TABULATION - BASEMENT

NAME	AREA	CLASSIFICATION	USE	S.F. / OCCUPANT	TOTAL OCCUPANTS
PARKING GARAGE	6,692 SF	S-2	Parking Garages	200	34
KITCHEN	807 SF	A-2	Kitchens, Commercial	200	5
STAFF	2,056 SF	B	Business Areas	100	21
ENTRANCE	492 SF	A-3	Assembly Unconcentrated (tables and chairs)	15	33
TRASH RECYCLE	373 SF	S-1	Accessory Storage Areas, Mechanical Equipment Room	300	2

LIFE SAFETY PLANS

SILVERADO BELLEVUE

14341 SE 16th STREET

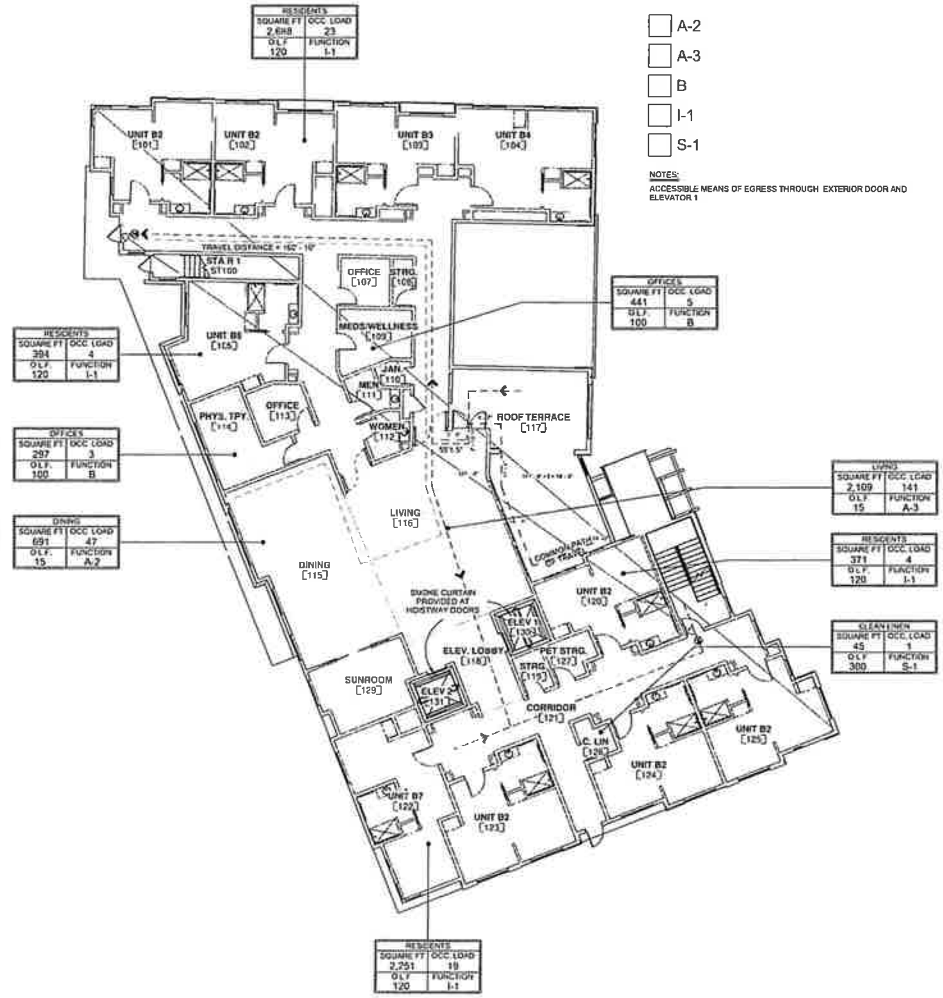
JOB NO:
PLOT DATE: 3/21/2019 12:5
DATE:
SCALE: 3/32"
DRAWN:
CHCKD:
SHEET NO.: A0

WATTENBARGER Architecture

OCCUPANCY CLASSIFICATION

- A-2
- A-3
- B
- I-1
- S-1

NOTES:
ACCESSIBLE MEANS OF EGRESS THROUGH EXTERIOR DOOR AND ELEVATOR 1



1 — 1ST FLOOR — 3/32" = 1'-0"

OCCUPANCY TABULATION - 1ST FL

NAME	AREA	CLASSIFICATION	USE	S.F. / OCCUPANT	TOTAL OCCUPANTS
LIVING	2,109 SF	A-3	Assembly Unconcentrated (tables and chairs)	15	141
RESIDENTS	2,698 SF	I-1	Residential	200	14
RESIDENTS	394 SF	I-1	Residential	200	2
OFFICES	441 SF	B	Business Areas	100	5
OFFICES	297 SF	B	Business Areas	100	3
RESIDENTS	2,251 SF	I-1	Residential	200	12
RESIDENTS	371 SF	I-1	Residential	200	2
CLEAN LINEN	45 SF	S-1	Accessory Storage Areas, Mechanical Equipment Room	300	1
DINING	691 SF	A-2	Assembly Unconcentrated (tables and chairs)	15	47

LIFE SAFETY PLANS

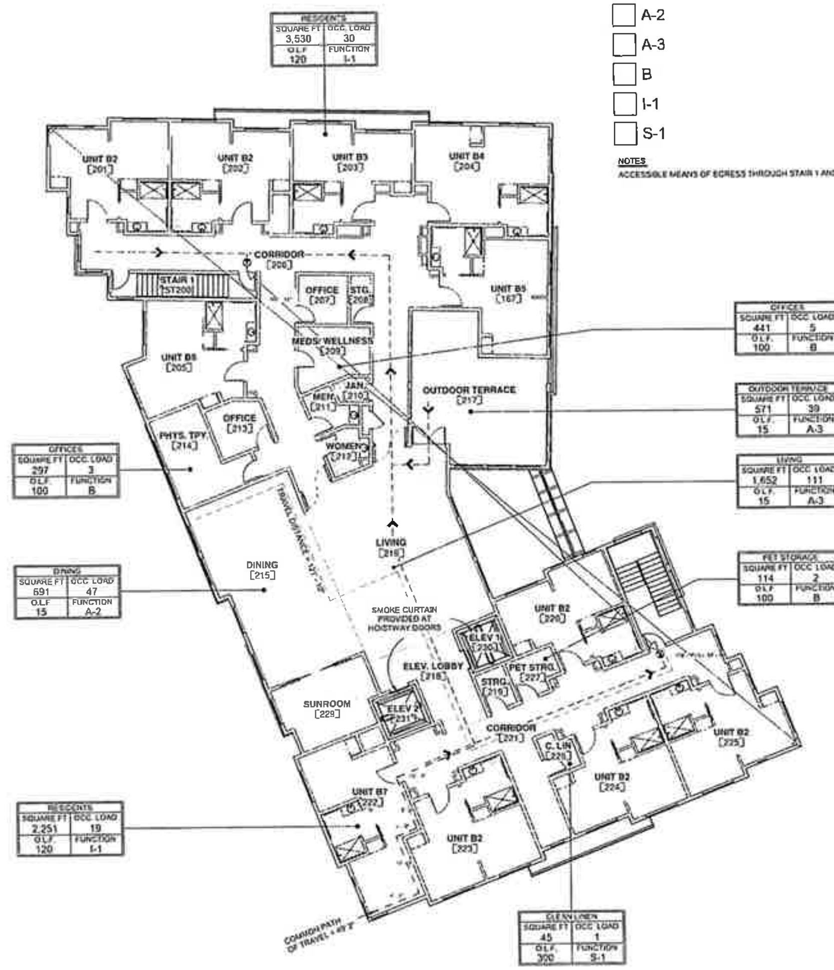
SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO.:
PLOT DATE 5/23/2019
DATE:
SCALE: 3/32"
DRAWN:
CHCKD:
SHEET NO.
A0

OCCUPANCY CLASSIFICATION

- A-2
- A-3
- B
- I-1
- S-1

NOTES
ACCESSIBLE MEANS OF EGRESS THROUGH STAIR 1 AND ELEVATOR 1



1 2ND FLOOR 3/32" = 1'-0"

OCCUPANCY TABULATION - 2ND FL

NAME	AREA	CLASSIFICATION	USE	S.F. / OCCUPANT	TOTAL OCCUPANTS
LIVING	1,652 SF	A-3	Assembly Unconcentrated (tables and chairs)	15	111
OFFICES	441 SF	B	Business Areas	100	5
OFFICES	297 SF	B	Business Areas	100	3
RESIDENTS	3,530 SF	I-1	Residential	200	18
OUTDOOR TERRACE	571 SF	A-3	Assembly Unconcentrated (tables and chairs)	15	39
PET STORAGE	114 SF	B	Business Areas	100	2
CLEAN LINEN	45 SF	S-1	Accessory Storage Areas, Mechanical Equipment Room	300	1
DINING	691 SF	A-2	Assembly Unconcentrated (tables and chairs)	15	47
RESIDENTS	2,251 SF	I-1	Residential	200	12

LIFE SAFETY PLANS

SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO.
PLOT DATE 5/23/2018 12:3
DATE
SCALE 3/32"
DRAWN
CHCKD
SHEET NO. A0

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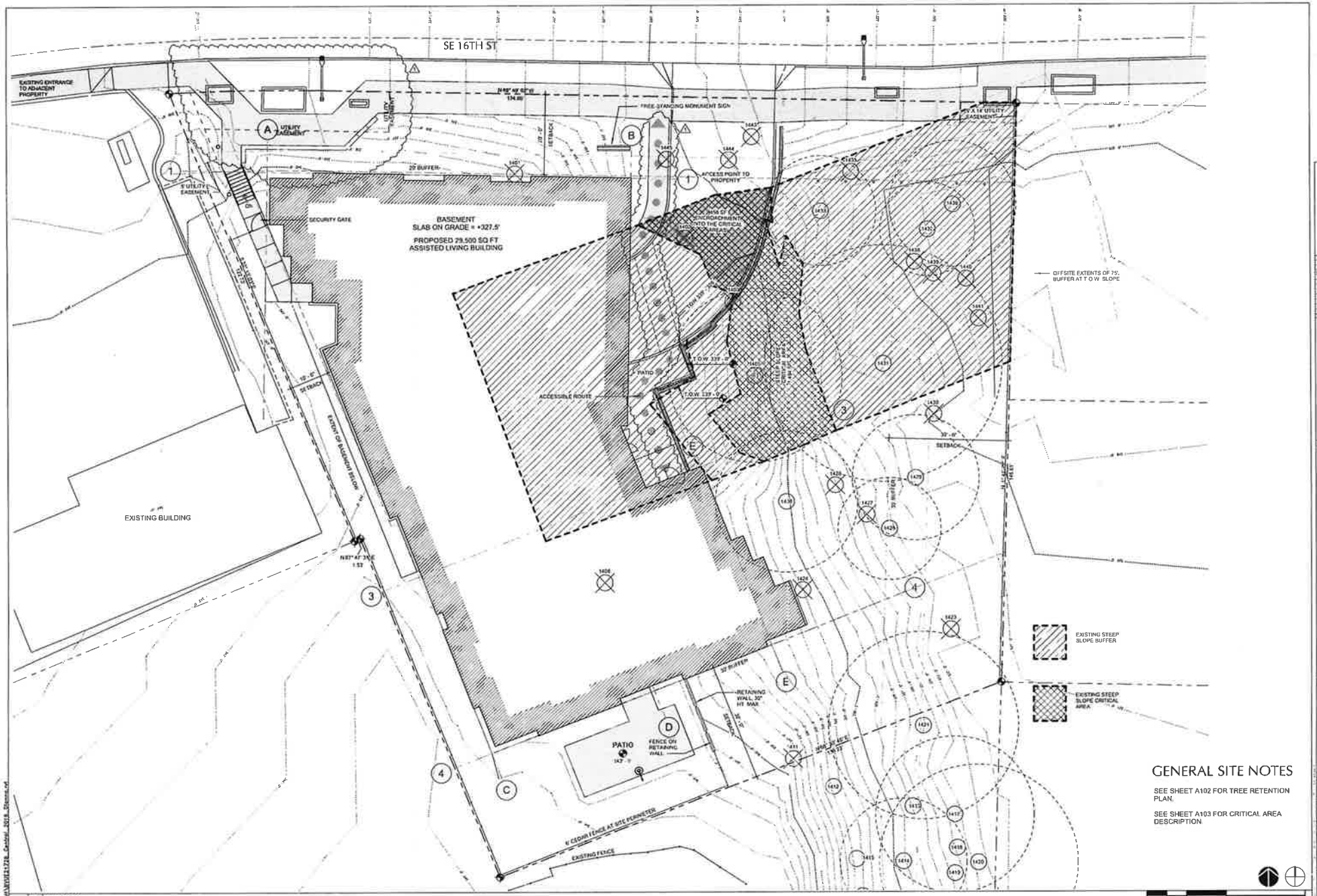


GENERAL SITE NOTES

SEE SHEET A102 FOR TREE RETENTION PLAN.

SEE SHEET A103 FOR CRITICAL AREA DESCRIPTION.

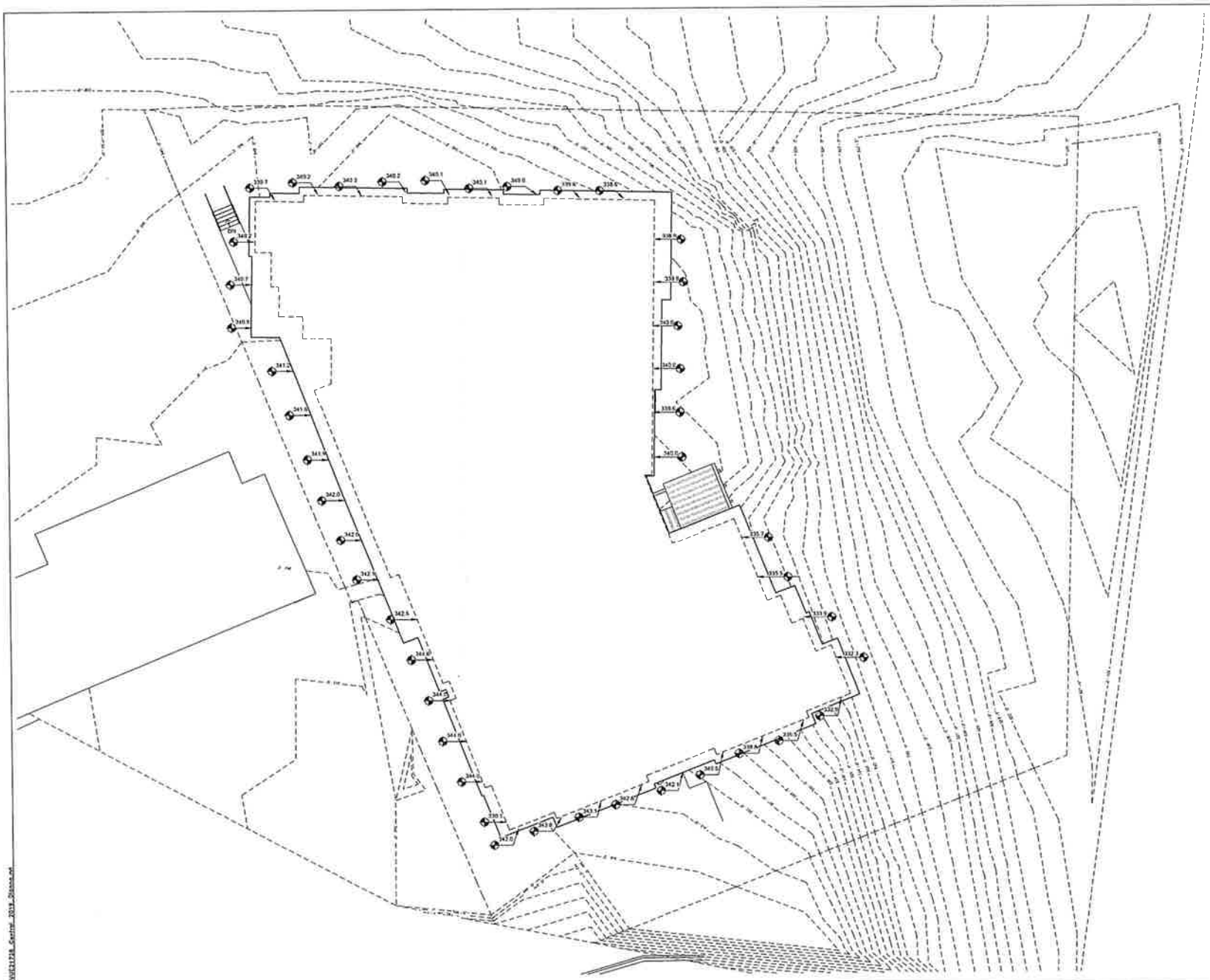
1 SITE PLAN
1" = 10'-0"

0' 5' 10' 20' 40'

SILVERADO BELLEVUE
14341 SE 16th STREET

SITE PLAN

JOB NO.
PLOT DATE
DATE
SCALE
DRAWN
CHKD
SHEET NO.
A1(



AVERAGE EXISTING GRADE CALCULATION
FOR BUILDING HEIGHT MEASUREMENT:

SPOT ELEVATIONS

339.7
340.2
340.7
340.9
341.2
341.6
341.9
342.0
342.0
342.1
343.5
344.0
344.0
344.0
344.0
330.6
342.5
343.8
343.1
342.6
342.1
340.5
338.8
338.5
332.9
332.3
333.9
335.5
335.7
344.6
340.0
339.6
340.0
340.0
339.9
338.9
338.6
339.6
340.0
340.1
340.1
340.2
340.3
340.2

TOTAL
14964.7'

AVERAGE GRADE PLANE:
340.1'
340' - 1 3/16"

1 SITE - AVERAGE GRADE PLANE
1" = 10'-0"

0' 5' 10' 20' 40'

SILVERADO BELLEVUE
14341 SE 16th STREET

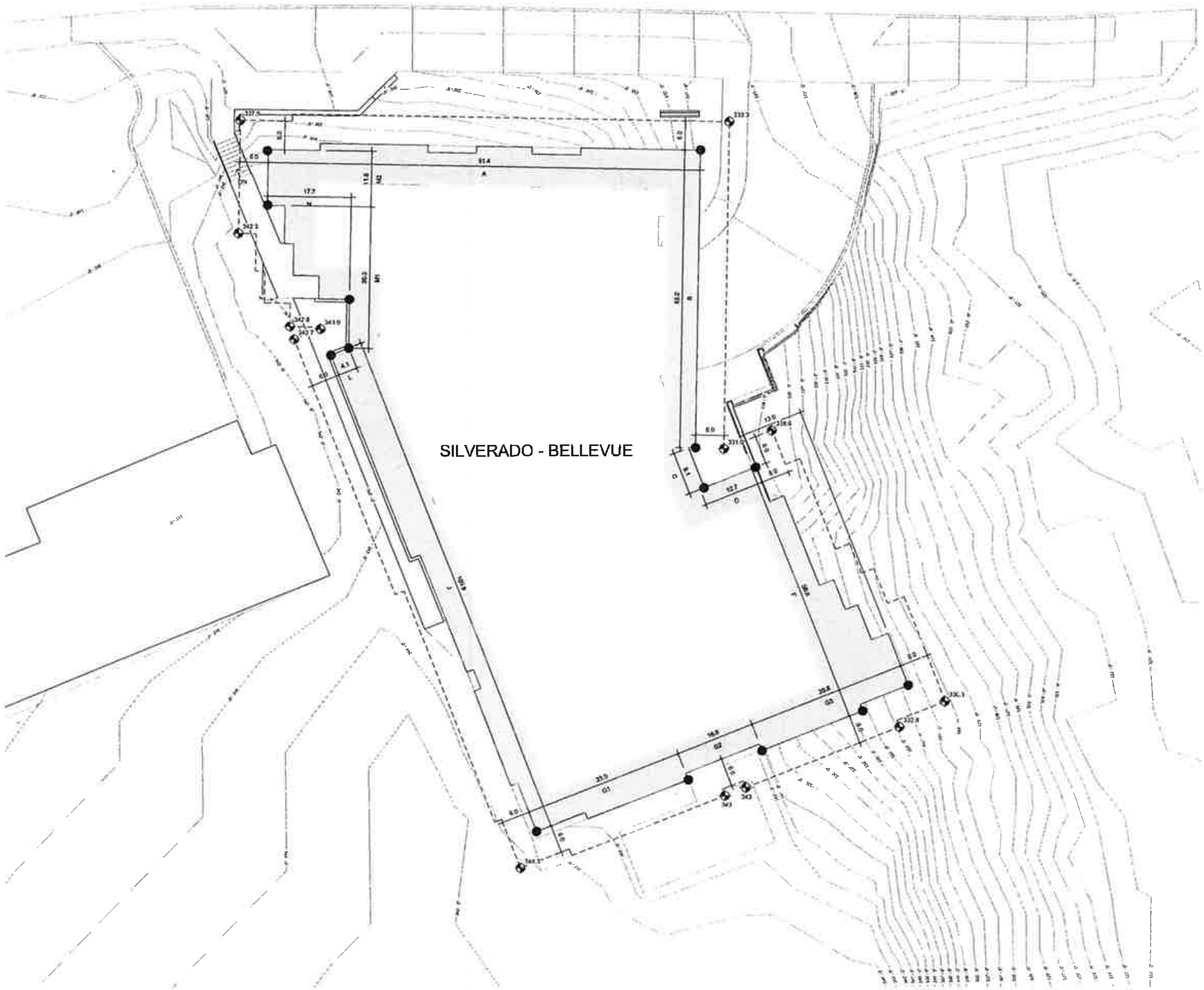
GRADE PLANE
CALCULATION

JOB NO :
PLOT DATE
5/23/2019 12:58
DATE
SCALE 1" =
DRAWN
CHKD
SHEET NO.
A1(

2015 I.B C. GRADE PLANE CALCULATION
FOR BASEMENT QUALIFICATIONS:

SEGMENT	START	END	AVG ELEV	LENGTH	ELEV X LENGTH
A	337.9'	330.3'	334.1'	91.4'	30536.74
B	330.3'	331.0'	330 7'	63 0'	20830.95
C	331.0'	331 0'	331.0'	9.1'	3012.10
D	331.0'	338.6'	334 8'	12.7'	4251 96
F	338.6'	332.8'	335.7'	56.5'	18967 05
G1	344.3'	343 0'	343.7'	33.9'	11649.74
G2	343.0'	343 0'	343.0'	16.8'	5762.40
G3	343.0'	330 3'	336.7'	33 8'	11378 77
J	344.3'	343 0'	343.7'	109.9'	37767.14
L	343.0'	342.7'	342.9'	4 1'	1405 69
M1	343 0'	342 3'	342.7'	30 2'	10348 03
M2	342.7'	337 9'	340.3'	11.8'	4015 54
			4059.0'	473 2'	159926 10

Grade Plane Elevation: 337.97'



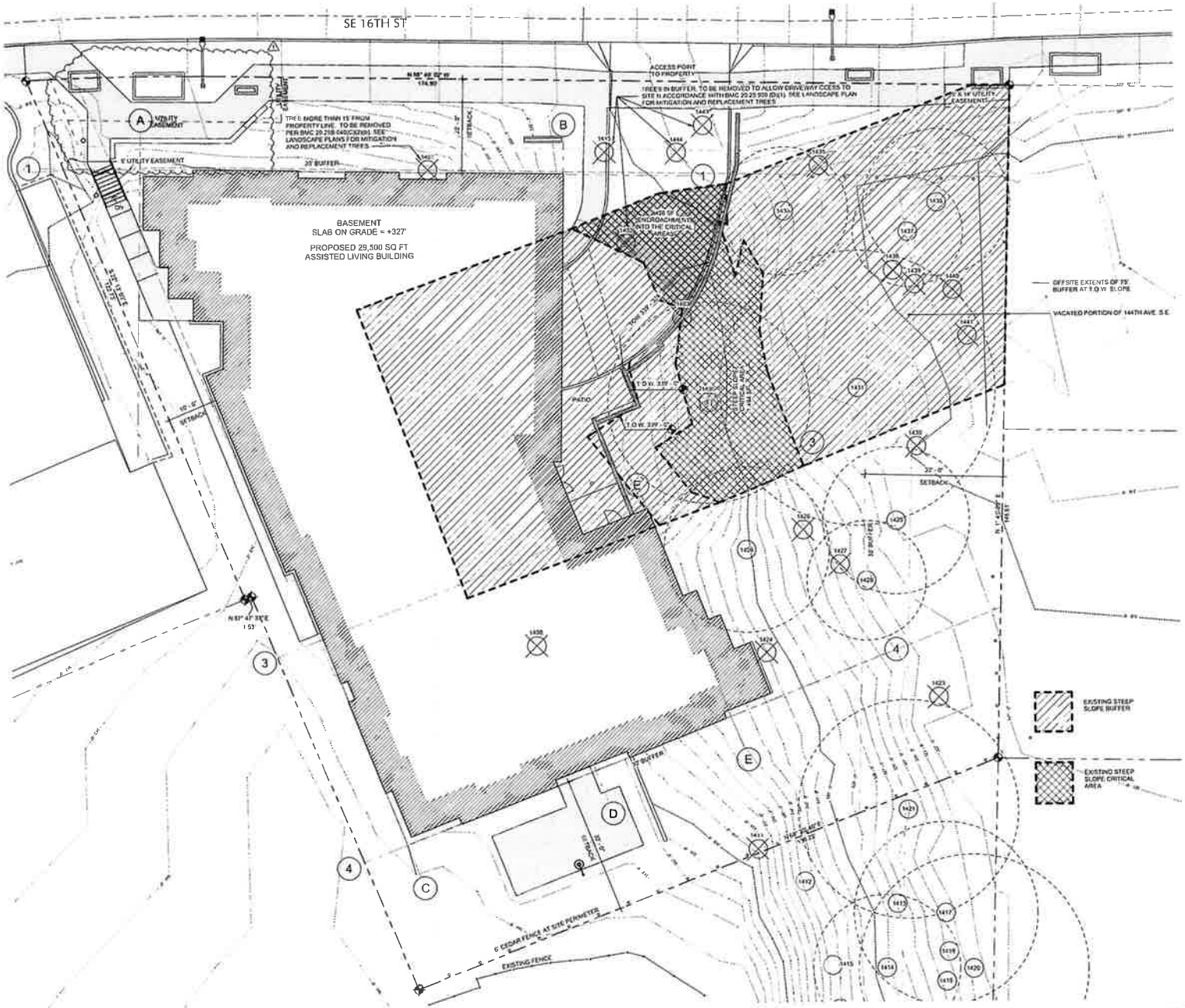
1 SITE - AVERAGE GRADE PLANE
1" = 10'-0"

0' 5' 10' 20' 40'

GRADE PLANE CALCULATION

SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO.
PLOT DATE
DATE
SCALE
DRAWN
CHCKD
SHEET NO.
A1(



TREES IN REQUIRED TRANSITION BUFFER:
ALL TREES WITHIN 15' OF PROPERTY LINE TO REMAIN PER 20.25B.040(C) (2)(b)

= EXISTING VIABLE TREE TO REMAIN
DRIPLINE SHOWN IN DASHED

= EXISTING VIABLE TREE TO BE REMOVED

= EXISTING NON-VIABLE TREE TO REMAIN

= EXISTING NON-VIABLE TREE TO BE REMOVED

SITE INTERIOR:

SEE ARBORISTS REPORT FOR DETAILED DESCRIPTION.

TREES OUTSIDE OF REQUIRED BUFFER:
15% OF CALIPER INCHES OF SIGNIFICANT TREES PER BMC 20.20.900.D(2)(a) & BMC 20.25.40.C(2)(b)

PRESERVED:

TREE	ADJUSTED VALUE
1405	19"
1406	16"
1428	9"
1429	24"
1431	45"
1433	9"
1435	33"
1436	7"
1437	8"
TOTAL	170"

REMOVED:

TREE	ADJUSTED VALUE
1401	31"
1402	31"
1403	18"
1408	23"
1423	19"
1424	23"
1426	24"
1427	15"
1430	14"
1438	8"
1439	12"
1444	10"
1445	10"
TOTAL	237"

TOTAL VALUE OF INTERIOR TREES = 407
TOTAL NON-VIABLE DBH = 309
TOTAL VAIBLE TREES DBH = 201
TOTAL RETAINED VALUE= 170
PRECENT RETAINED = 85% > 15%

TREES - TOTAL SITE:

25% OF CALIPER INCHES OF SIGNIFICANT TREES.

PRESERVED:

TREE	ADJUSTED VALUE
1405	19"
1406	16"
1428	9"
1429	24"
1431	45"
1433	9"
1436	7"
1437	8"
TOTAL	137"

REMOVED:

TREE	ADJUSTED VALUE
1401	31"
1402	31"
1403	18"
1408	23"
1411	22"
1423	19"
1424	23"
1426	24"
1427	15"
1430	14"
1435	33"
1438	8"
1439	12"
1440	4"
1441	7"
1443	37"
1444	10"
1445	10"
TOTAL	340"

TOTAL VALUE OF ONSITE TREES = 477
TOTAL NON-VIABLE DBH = 309
TOTAL VAIBLE TREES DBH = 168
TOTAL RETAINED VALUE= 137
PRECENT RETAINED = 82% > 25%

1 SITE PLAN
1" = 10'-0"

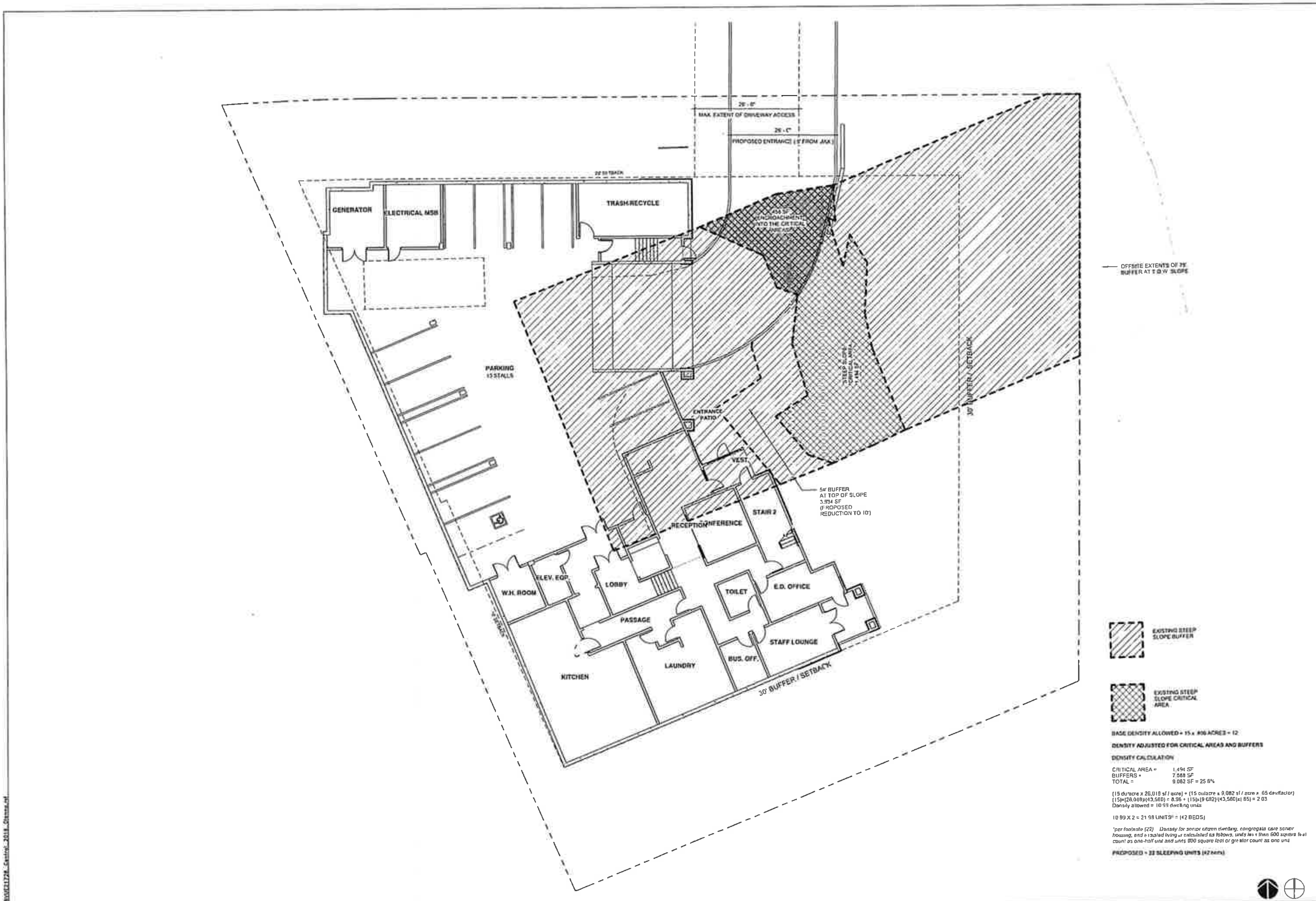
0' 5' 10' 20' 40'

YAA Yarrington Architecture

TREE RETENTION PLAN

SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO:
PLOT DATE: 5/23/2019 12:39
DATE:
SCALE: 1" =
DRAWN:
CHCKD:
SHEET NO: A1(



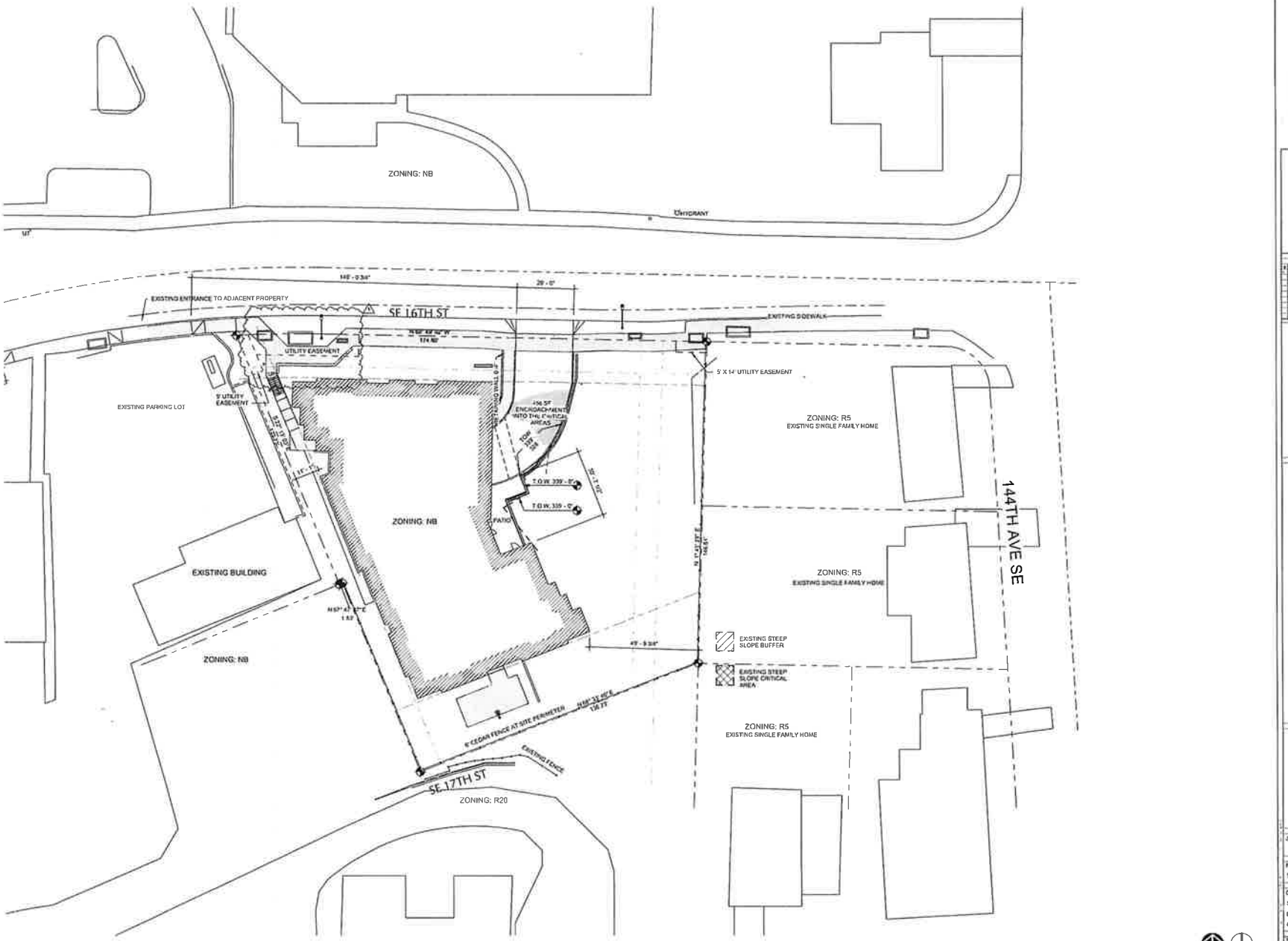
1 CRITICAL AREA AND BUFER PLAN 10'
1" = 10'-0"

SILVERADO BELLEVUE

14341 SE 16th STREET

CRITICAL AREA & BUFFER PLAN

JOB NO.
PLOT DATE
DATE:
SCALE:
DRAWN
CHCKD
SHEET NO.
A1(



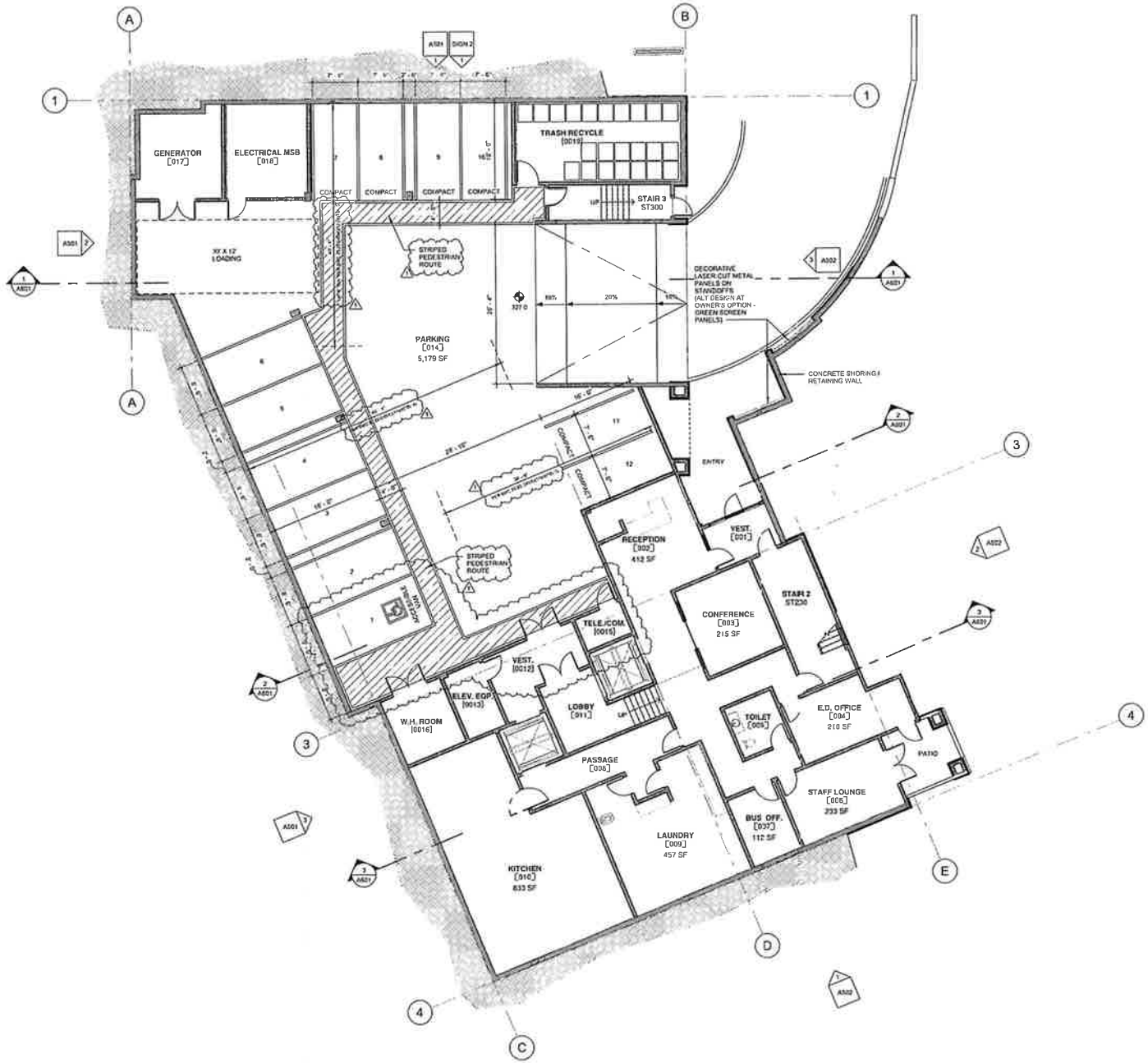
1 VICINITY PLAN
1" = 20'-0"

0' 5' 10' 20' 40'

SILVERADO BELLEVUE
14341 SE 16th STREET

VICINITY PLAN

JOB NO.
PLOT DATE
5/29/2015 12:58
DATE
SCALE
DRAWN
CHCKD
SHEET NO.
A1



1 BASEMENT PLAN
1/8" = 1'-0"

VAA WATTERSON ARCHITECTURE

BASEMENT FLOOR PLAN

SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO.:
PLOT DATE:
DATE:
SCALE:
DRAWN
CHCKD
SHEET NO.
A2(

1 FIRST FLOOR PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN

SILVERADO BELLEVUE
14341 SE 16th STREET

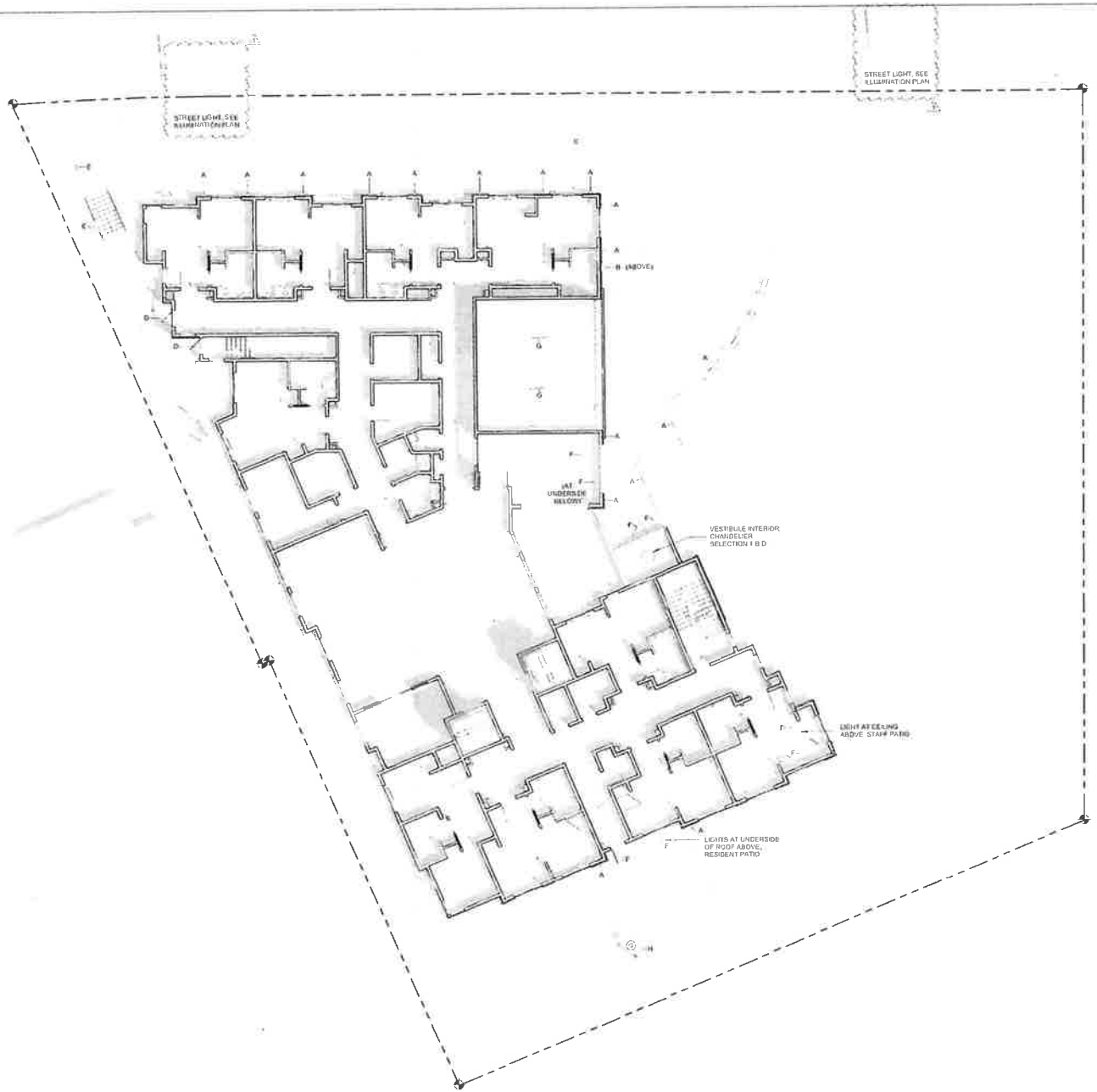
JOB NO.:
PLOT DATE: 5/23/2019 12:35
DATE:
SCALE: 1/8"
DRAWN:
CHCKD:
SHEET NO.
A20

1 SECOND FLOOR PLAN
1/8" = 1'-0"

SILVERADO BELLEVUE
14341 SE 16th STREET

SECOND FLOOR PLAN

JOB NO.
PLOT DATE
DATE:
SCALE: 1/8"
DRAWN
CHCKD
SHEET NO.
A2(



EXTERIOR LIGHTS:

A
Wall Mounted Sconce
Mfr/Model:
Modern Forms,
Elevation

B
Wall Wash
Mfr/Model
Modern Forms,
Pandora

C
Monument Sign,
Ground Uplight
Mfr/Model
Philips Color Kinetics,
eW Burst Powercore
gen2

D
Wall Mounted Light

E
Bollard
Per landscape plans.

Mfr/Model
Access Fixtures, Luxo

F
Ceiling Downlight

G
Ceiling Strip Light

H
Outdoor Pendant
Light
Mfr/Model
Philips Hadco,
Pima Small

0' 5' 10' 20' 40'

VAA WATTENBARGER ARCHITECTURE

SILVERADO BELLEVUE
14341 SE 16th STREET

LIGHTING PLAN

JOB NO
PLOT DATE
DATE
SCALE
DRAWN
CHCKD
SHEET NO
A2(

1 FIRST FLOOR PLAN
1" = 10'-0"

1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

2 EXTERIOR ELEVATION - NORTHWEST
1/8" = 1'-0"

3 EXTERIOR ELEVATION - SOUTHWEST
1/8" = 1'-0"

ELEVATION KEYNOTES

MATERIALS:

01 Architectural Concrete
natural finish, sack and patch

02 Adhered Manufactured Stone Veneer
Eldorado Stone Ledgecut 33 - Birch

03 Fiber Cement Lap Siding, 6" exposure
(color as indicated by alphabetical suffix)

04 Fiber Cement Panel Siding w/ aluminum Channel Reveal system
(color as indicated by alphabetical suffix)

05 Fiber Cement Accent Cladding, natural wood appearance, alternating 4" / 8" exposure
Woodtone Rustic Series Summer Wheat

06 Vinyl Window, White

07 Asphalt Shingle Roofing, Certainteed - Presidential Solaris, Weathered Wood

PAINT COLORS:

A Light Body Color: Modern Gray SW 7632

B Medium Body Color: Smokehouse SW 7040

C Trim Color: Urbane Bronze SW 7048

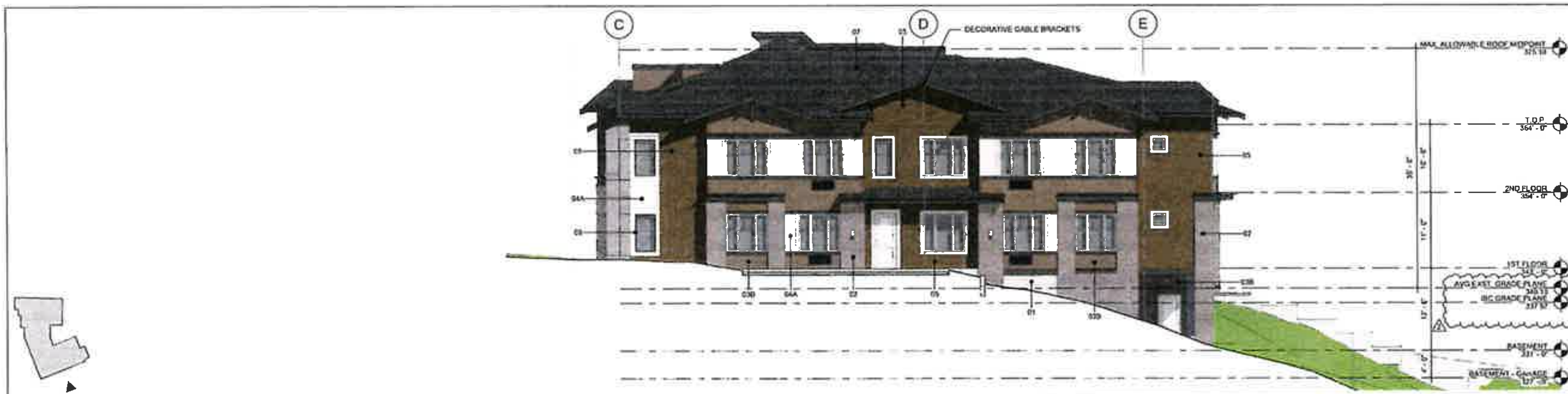
0' 4' 8' 16' 32'

WATTENBARGER ARCHITECTURE

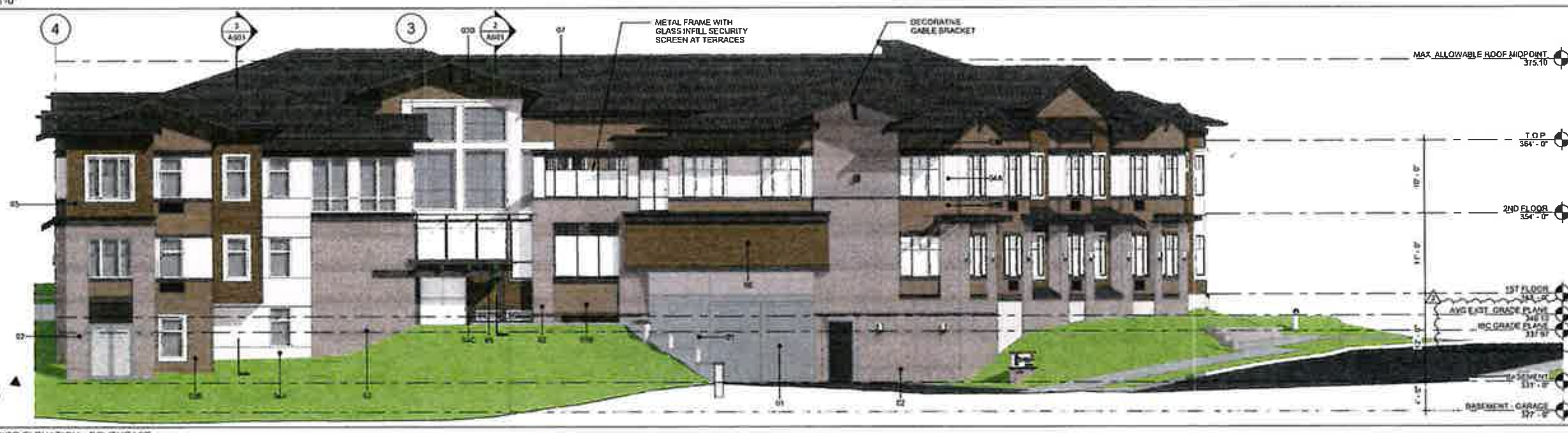
SILVERADO BELLEVUE
14341 SE 16th STREET

EXTERIOR ELEVATIONS

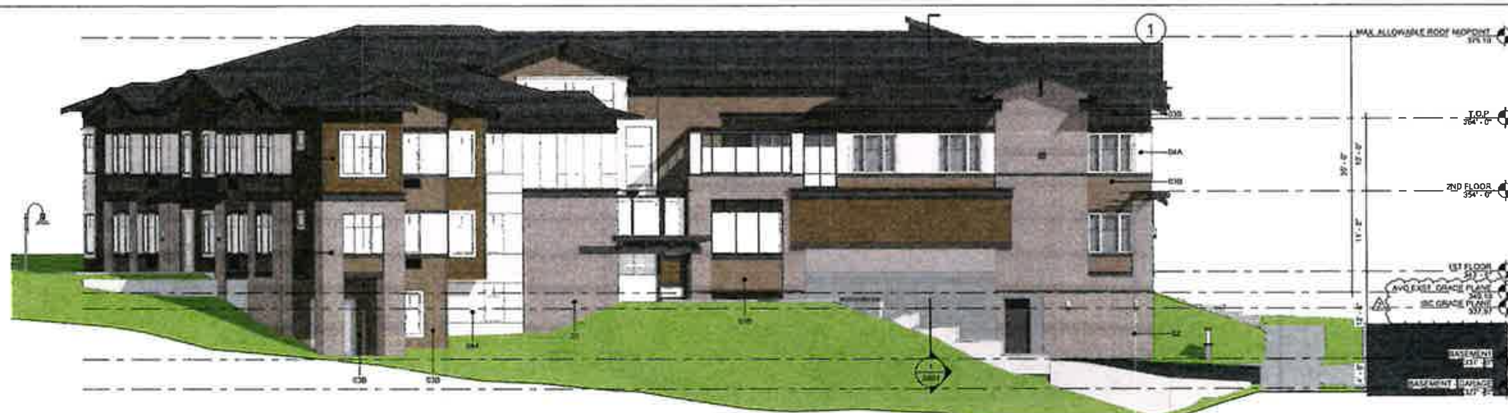
JOB NO.
PLOT DATE
DATE
SCALE
DRAWN
CHKD
SHEET NO
A5(



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



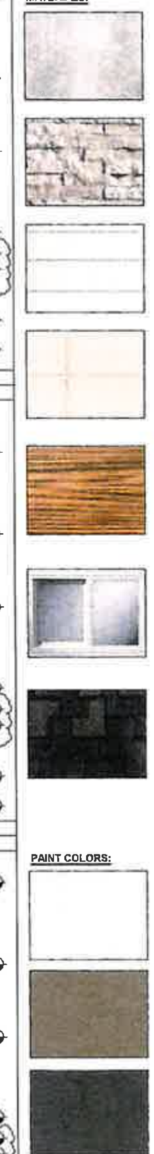
2 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

ELEVATION KEYNOTES

MATERIALS:



01 Architectural Concrete
natural finish, sack and patch

02 Adhered Manufactured Stone Veneer
Eldorado Stone Ledgecut 33 - Birch

03 Fiber Cement Lap Siding, 6" exposure
(color as indicated by alphabetical suffix)

04 Fiber Cement Panel Siding w/ aluminum Channel Reveal system
(color as indicated by alphabetical suffix)

05 Fiber Cement Accent Cladding, natural wood appearance, alternating 4" / 8" exposure
Woodtone Rustic Series Summer Wheat

06 Vinyl Window, White

07 Asphalt Shingle Roofing, Certainteed - Presidential Solaris, Weathered Wood

PAINT COLORS:

A Light Body Color: Modern Gray SW 7632

B Medium Body Color: Smokehouse SW 7040

C Trim Color: Urbane Bronze SW 7048

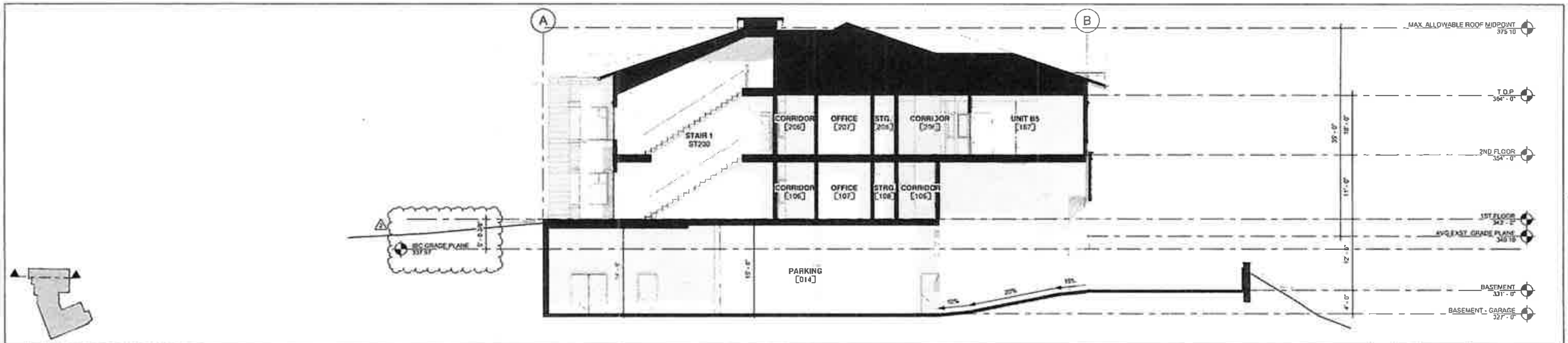
0' 4' 8' 16' 32'

WAITENBAUGH Architecture

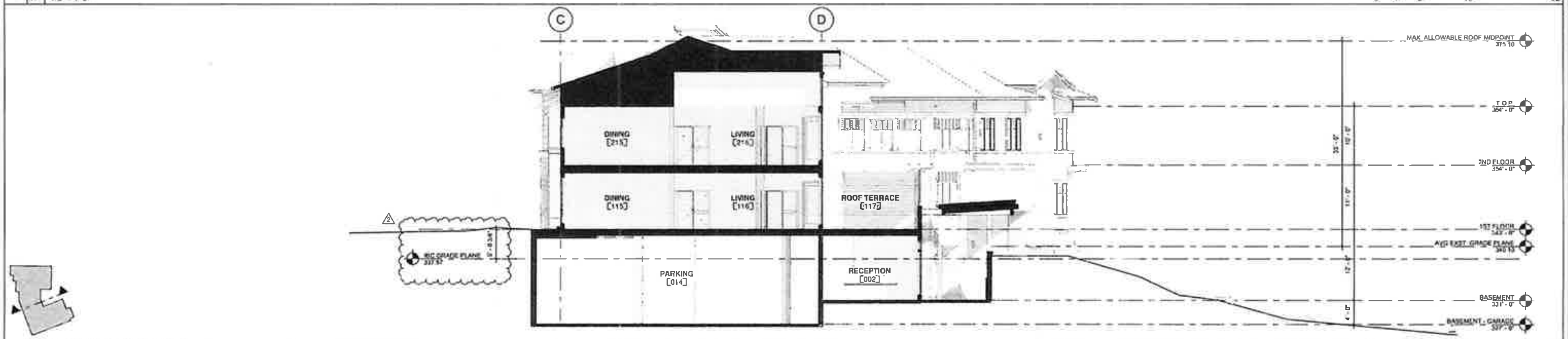
EXTERIOR ELEVATIONS

SILVERADO BELLEVUE
14341 SE 16th STREET

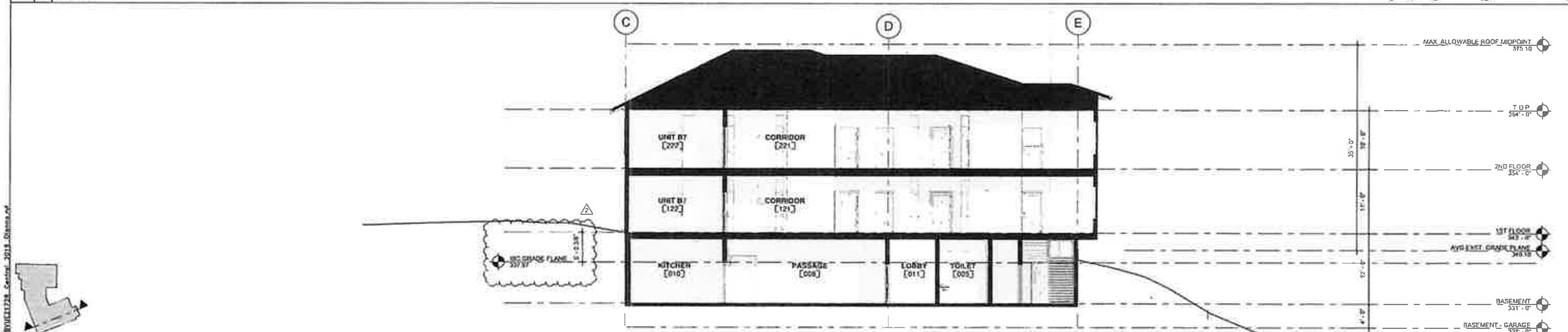
JOB NO.:
PLOT DATE
DATE:
SCALE:
DRAWN
CHCKD:
SHEET NO.:
A5



1 EAST-WEST SECTION AT NORTH WING
1/8" = 1'-0"



2 EAST-WEST SECTION AT CENTER
1/8" = 1'-0"



3 EAST-WEST SECTION AT SOUTH WING
1/8" = 1'-0"

0' 4' 8' 16' 32'

BUILDING SECTIONS

SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO.
PLOT DATE 5/23/2019
DATE:
SCALE:
DRAWN:
CHCKD:
SHEET NO.
A6

SILVERADO BELLEVUE

14341 SE 16th STREET

BIRD'S EYE PERSPECTIVES

A7(

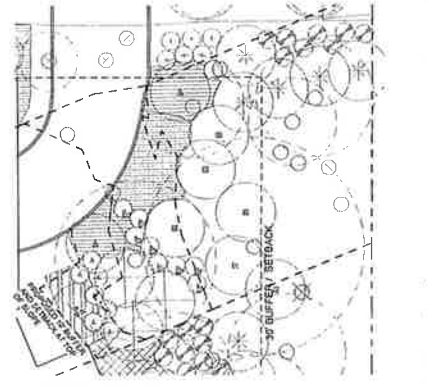
SILVERADO BELLEVUE

14341 SE 16th STREET

PERSPECTIVES

A7

① MITIGATION, RESTORATION & ENHANCEMENT PLAN
1/16" = 1'-0"



② PLANTING PLAN
1/16" = 1'-0"

PLANT PALETTE - PROJECT SITE

	SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE
	TREES		
*		[illegible]	[illegible]
		[illegible]	[illegible]
		[illegible]	[illegible]
*		[illegible]	[illegible]
		[illegible]	[illegible]
*		[illegible]	[illegible]
*		[illegible]	[illegible]
		[illegible]	[illegible]
	SHRUBS		
*		[illegible]	[illegible]
*		[illegible]	[illegible]
		[illegible]	[illegible]
*		[illegible]	[illegible]
		[illegible]	[illegible]
*		[illegible]	[illegible]
*		[illegible]	[illegible]
		[illegible]	[illegible]
*		[illegible]	[illegible]
	GROUNDCOVER / GRASSES		
*		[illegible]	[illegible]
*		[illegible]	[illegible]
*		[illegible]	[illegible]
		[illegible]	[illegible]
		[illegible]	[illegible]
*		[illegible]	[illegible]

PROJECT DESCRIPTION

The applicant is proposing to construct a 21 unit assisted living building with associated access driveway and utilities. This proposed plan will impact 458 square feet of vegetation in steep slopes and buffer and reduces the top of slope buffer and setback to 10'. The encroachment into the critical area is an allowed use per City of Bellevue LUC 20.25H.055.B. to allow for driveway access to our site. All temporary vegetation impacts will be restored and primarily native vegetation enhancement will be provided within the top-of-slope buffer. The area downslope of the proposed building and drive entrance will be enhanced by removing invasive species and installing native vegetation as identified in the planting plan.

MITIGATION SPECIFICATIONS

Temporary Impact Restoration
All temporary vegetation impacts will be restored through installation of native plants. Only shrubs are proposed directly adjacent to the retaining wall along the access drive will be impacted.

Steep Slopes and Buffers Vegetation Enhancement Plantings
Mitigation for the steep slope and top of slope buffer modification will be in the form of control of invasive species and planting of primarily native plants within the specified enhancement area [illegible] of the new building.

Enhancement Plantings

Common Name	Size	Spacing	Quantity
Dwarf Burning Bush	5 gal	-	8
Oregon Flame Grape*	5 gal	-	7
Arctic Fire Dogwood*	5 gal	-	8
Purple Osier	5 gal	-	1
Eddie Wonder White Dogwood*	2" cal	-	2
Vine Maple*	10'	-	1
Douglas Fir*	6'	-	5
Hogan Cedar*	6'	-	5
Norway Maple	2" cal	-	3
Mount Vernon Laurel 380 SF	1 gal	4' O.C.	95
Sword Fern*, 292 SF	1 gal	30" O.C.	63
Long Leaf Mahonia*, 169 SF	1 gal	18" O.C.	75
Kinni Kinnick*, 24 SF	1 gal	24" O.C.	6

PROJECT MONITORING PROGRAM

Purpose of Monitoring
The purpose of monitoring is to evaluate the success of the proposed enhancement plan. If, at the end of five years post installation, the criteria for success set forth below are met, then the project will be considered successful. Upon completion of the proposed enhancement project, an inspection by a qualified ecologist or landscape architect will be made to determine plan compliance. A compliance report/as-built will be supplied to the City of Bellevue within 30 days after the completion of planting. The city must approve the as-built document before the monitoring period commences. A qualified ecologist or landscape architect shall conduct monitoring of the plant conditions in the spring and fall annually for five years. For each year monitored, a written report discussing the progress and condition of the mitigation plan will be submitted to the City of Bellevue by October 31st. Final inspection will occur five years after completion of project installation. At that time, the contracted ecologist or landscape architect shall prepare a report evaluating the success of the project.

Requirements for monitoring project
1. Initial compliance report
2. Yearly site inspections (twice yearly: once in the spring and fall) for five years
3. Annual reports (one report submitted in the fall of each monitored year), including a final report at the conclusion of the fifth year with an assessment of mitigation success or failure

Monitoring Protocol
During the initial site inspection, photo points will be established as appropriate. These will be used throughout the five-year monitoring period. For installed vegetation monitoring, two meter wide transects shall be established as appropriate. Along these transects, sample

Definition of Success
The goal of this enhancement plan shall be to control invasive and non-native species and establish well-vegetated buffer areas dominated by native trees and shrubs. Therefore, the criteria for success shall be a minimum 80 percent survival of the planted species at the end of five years. In addition, not more than 10 percent areal cover from non native, invasive species shall be present in the buffer area at the end of five years, or that area shall not be considered successful.

Goal – Improve Wildlife Habitat On-site
Objective 1 – Increase diversity of native species within the native vegetation enhancement areas
- Performance Standard 1: 100 percent survival rate of the planted species within the first year of planting
- Performance Standard 2: 90 percent survival rate of the planted species for Year 2 of monitoring period
- Performance Standard 3: 85 percent survival rate of the planted species for Years 3, 4, and 5 of monitoring period

Objective 2 – Control invasive species within the native vegetation enhancement and restoration areas
- Performance Standard 4: 0 percent invasive species present within the enhancement/restoration areas at the end of the first year
- Performance Standard 5: Maximum 10 percent invasive species present within the enhancement/restoration areas for Years 2-5 of monitoring period

Project Notes

Pre-Construction Meeting
Mitigation projects are typically more complex to install than to describe in plans. Careful monitoring by a qualified professional for all portions of this project is strongly recommended. Construction timing and sequencing is important to the success of this type of project. There will be a pre-construction meeting on the site between the Permittee, the consulting professional, and laborers. The objective will be to verify the location of erosion control facilities, verify the location of mitigation areas, and to discuss project sequencing.

Pre Planting Meeting
Prior to control of invasive species or installation of mitigation plantings, a site meeting between the contracted landscaper and the consulting professional shall occur to resolve any questions that may arise. During this meeting a discussion regarding plant spacing and locations of plant species shall occur between the landscape contractor and the consulting professional.

Critical Slope and Buffer Pre planting Preparation
All structures, impervious surfaces, drainpipes, sandbags, and any other debris within the critical slope or buffers will be removed. After removal, all areas previously covered with impervious surfaces will be tilled to de-compact the underlying soil.

Compost
All areas denuded of vegetation and soil surface surrounding all planting pit areas shall receive no less than 2 inches of organic compost after planting. Compost shall be kept well away (at least 2 inches) from the trunks and stems of woody plants.

Inspections
A qualified professional shall be [illegible] the mitigation installation described on this plan. Minor adjustments to the original design may be necessary prior to and during construction due to unusual or hidden site conditions. A City of Bellevue representative and/or the consulting professional will make these decisions during construction.

Planting Notes
Plant in the early spring or late fall and obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the Puget Sound region of Washington. Some limited species substitution may be allowed, only with the agreement of the landscape designer, wetland biologist, and/or City staff.

Handling
Plants shall be handled so as to avoid all damage, including breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation. Plants whose roots have dried out from exposure will not be accepted at installation inspection.

Storage
Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows and treated in a manner suitable to those species' horticultural requirements. Plants must be re-inspected by the wetland biologist and/or landscape designer prior to installation.

Damaged plants
Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site.

Plant Names
Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the landscape designer, qualified professional, or City staff. All plant materials shall be true to species and variety and legibly tagged.

Quality and condition
Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken

Roots
All plants shall be balled and burlapped or containerized, unless explicitly authorized by the landscape designer and/or wetland professional. Rootbound plants or B&B plants with damaged, cracked, or loose rootballs (major damage) will be rejected. Immediately before installation, plants with minor root damage (some broken and / or twisted roots) must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of approximately half an inch in two to four places. Bare root plantings of woody material are allowed only with permission from the landscape designer, qualified professional and/or City staff.

Sizes
Plant sizes shall be the size indicated in the plant schedule in approved plans. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site specific conditions. Measurements, caliper, branching, and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form
Evergreen trees shall have single trunks and symmetrical, well developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well branched.

Timing of Planting
Unless otherwise approved by City staff, all planting shall occur between November 1 and March 1. Overall, the earlier plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of spring and summer.

Weeding
Existing and exotic vegetation in the mitigation areas will be hand weeded from around all newly installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is recommended.

Site conditions
The contractor shall immediately notify the landscape designer and or qualified professional of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Planting Pits
Planting pits shall be circular or square with vertical sides, and shall be 6" deeper and 12" larger in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. Burlap shall be removed from the planting pit. Backfill shall be worked back into holes such that air pockets are removed without adversely compacting down soils.

Fertilizer
Slow release fertilizer may be used if pre-approved by City of Bellevue. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No soil amendment or fertilizers will be placed in planting holes.

Staking
Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

Plant Location
Colored surveyors ribbon or other appropriate marking shall be attached to the installed plants to assist in locating the plants while removing the competing non native vegetation and during the monitoring period.

Arrangement and Spacing
The plants shall be arranged in a pattern with the appropriate numbers, sizes, species, and distribution that are required in accordance with the approved plans. The actual placement of individual plants shall mimic natural, asymmetric vegetation patterns found on similar undisturbed sites in the area. Spacing of the plantings may be adjusted to maintain existing vegetation with the agreement of the landscape designer and/or City staff.

Inspection(s)
A qualified professional shall be present on site to inspect the plants prior to planting. Minor adjustments to the original design may be required prior to and during construction.

Mulch
All landscaped areas denuded of vegetation and soil surface surrounding all planting pit areas shall receive no less than 2 to 4 inches of organic compost or certified weed free straw after planting. Compost or certified weed free straw shall be kept away (at least 2") from the trunks and stems of woody plants.

Maintenance

The mitigation area will require periodic maintenance to remove undesirable species and replace vegetation mortality. Maintenance shall occur in accordance with the approved plans. Maintenance may include, but will not be limited to: removal of competing grasses (by hand if necessary), irrigation, fertilization (if necessary), replacement of plant mortality, and the replacement of mulch for each maintenance period. Chemical control, only if approved by City staff, shall be applied by a licensed applicator following all label instructions.

Duration and Extent
In order to achieve performance standards, the permittee shall have the mitigation area maintained for the duration of the five-year monitoring period. Maintenance will include watering, weeding around the base of installed plants, pruning, replacement, re-staking, removal of all debris of noxious weeds (see Washington State Noxious Weeds List, WAC 16-750-005) as well as Himalayan Blackberry, and any other measures needed to ensure plant survival. The landscape designer and/or wetland biologist shall direct all maintenance.

Survival
The permittee shall be responsible for the health of 100% of all newly installed plants for one growing season after installation has been accepted by City of Redmond. A growing season for these purposes is defined as occurring from spring to spring (March 15 to March 15 of the following year). For fall installation (often required), the growing season will begin the following spring. The permittee shall replace any plants that are failing, weak, defective in manner of growth, or dead during this growing season, as directed by the landscape designer, qualified professional, and/or City of Bellevue staff.

Installation Timing for Replacement Plants
Replacement plants shall be installed between September 15 and January 15, unless otherwise determined by the landscape designer, qualified professional, and/or City staff.

Standards for Replacement Plants
Replacement plants shall meet the same standards for size and type as those specified for the original installation, unless otherwise directed by the qualified designer, wetland professional, and/or City staff.

Replanting
Plants that have settled in their planting pits too deep, too shallow, loose, or crooked shall be replanted as directed by the landscape designer, qualified professional, and/or City staff.

Herbicides / Pesticides
Chemical controls shall not be used in the mitigation area, sensitive areas, or their buffers. However, limited use of herbicides may be approved depending on site specific conditions, only if approved by City staff.

Irrigation/ Watering
Water should be provided during the dry season (July 1 through October 15) for the first two years after installation to ensure plant survival and establishment. A temporary above ground irrigation system should provide water. Water should be applied at a rate of 1" of water twice per week for year one and 1" per week during year two.

General
The permittee shall include in general maintenance activities the replacement of any vandalized or damaged signs, habitat features, fences, or other structural components of this mitigation site.

Contingency Plan

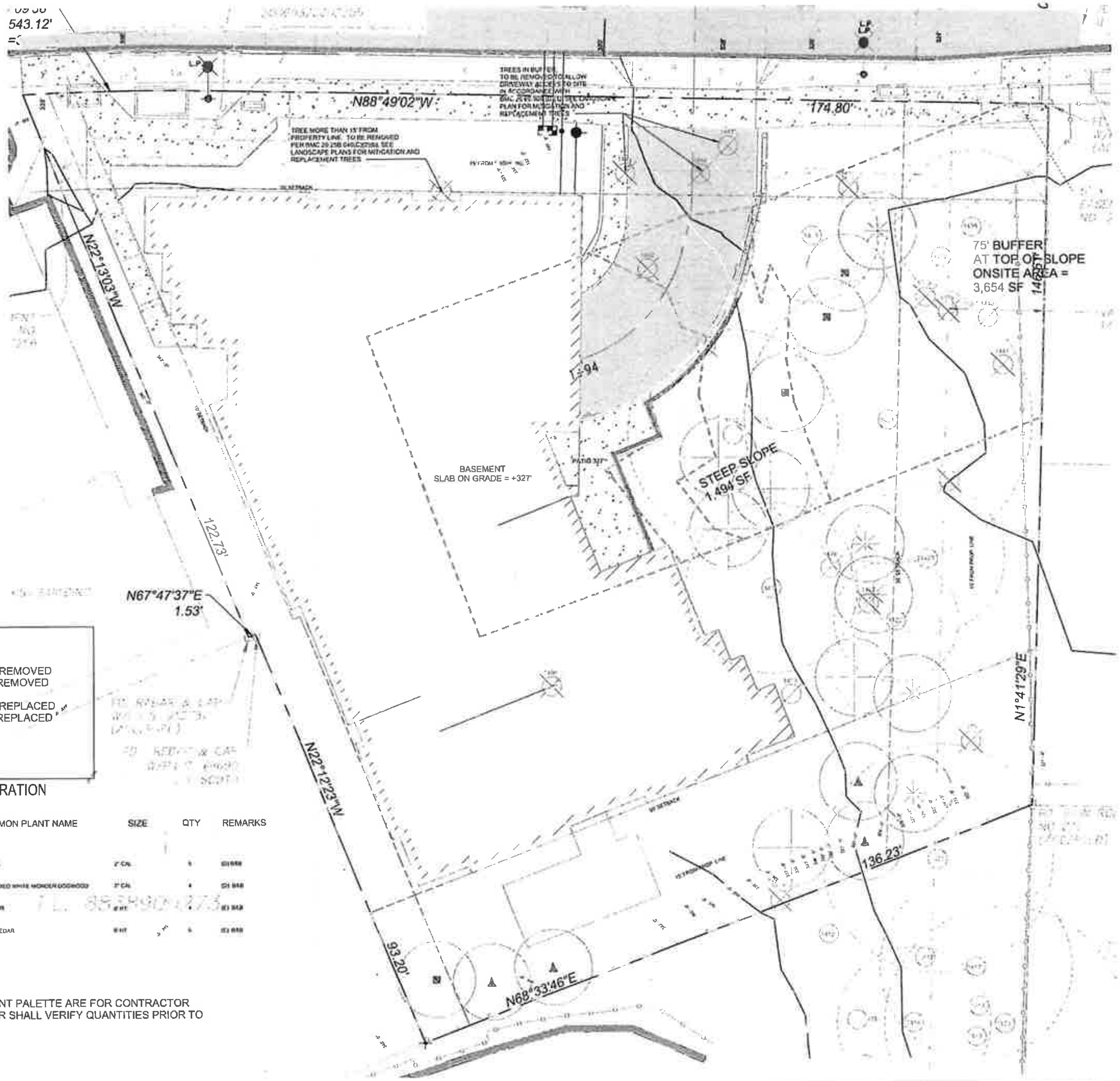
If, during any of the semi-annual inspections, more than 20 percent of the plants are severely stressed or it appears 20 percent may not survive, additional plants of the same species will be added to the mitigation areas. If invasive non-native species exceed 15 percent of plant populations (as measured by percent cover), manual or chemical control by a licensed applicator may be necessary. If any of these situations persist to the next semi-annual inspection, a meeting with the City of Bellevue, the consulting ecologist, and include, but will not be limited to: more aggressive weed control, mulching, replanting with larger plant material, species substitution, fertilization, soil amendments, and/or irrigation.

0' 5' 10' 20' 40'

MITIGATION, RESTORATION & ENHANCEMENT

SILVERADO BELLEVUE
14341 SE 16th STREET

JOB NO.: 2[illegible]
PLOT DATE: [illegible]
DATE: [illegible]
SCALE: As n[illegible]
DRAWN: [illegible]
CHCKD: [illegible]
SHEET NO.: [illegible]



NOTE:

9 SIGNIFICANT EVERGREEN TREES REMOVED
9 SIGNIFICANT DECIDUOUS TREES REMOVED

9 SIGNIFICANT EVERGREEN TREES REPLACED
9 SIGNIFICANT DECIDUOUS TREES REPLACED

REPLACEMENT 1:1 RATIO

'LANT PALETTE - TREE RESTORATION

SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
REES				
⊕	ACER PLATANOIDES / NORWAY MAPLE	2" CAL	[illegible]	[illegible]
(▲)	CORNUS [illegible] WHITE WONDER [illegible] DOGWOOD	2" CAL	[illegible]	[illegible]
(■)	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	[illegible]	[illegible]	[illegible]
(✻)	THUJA PLICATA 'FASTIGIATA' / HOGAN CEDAR	[illegible]	[illegible]	[illegible]

NOTES:
E: EVERGREEN
D: DECIDUOUS

PLANT QUANTITIES SHOWN ON PLANT PALETTE ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO SUBMITTING BIDS.

TREE RETENTION PLAN

TREES IN REQUIRED TRANSITION BUFFER:
ALL TREES WITHIN 15' OF PROPERTY LINE TO REMAIN
PER 20.25B.040(C) (2)(b)

○ = EXISTING VIABLE TREE TO REMAIN DRIPLINE SHOWN IN DASHED
⊗ = EXISTING VIABLE TREE TO BE REMOVED
○ = EXISTING NON-VIABLE TREE TO REMAIN
⊗ = EXISTING NON-VIABLE TREE TO BE REMOVED

SITE INTERIOR:

SEE ARBORISTS REPORT FOR DETAILED DESCRIPTION

TREES OUTSIDE OF REQUIRED BUFFER
15% OF CALIPER INCHES OF SIGNIFICANT TREES
PER BMC 20.20.900 D(2)(a) & BMC 20.25.40.C(2)(b)

PRESERVED:

TREE	ADJUSTED VALUE
1405	19"
1406	16"
1428	9"
1429	24"
1431	45"
1433	9"
1435	33"
1436	7"
1437	8"
TOTAL	170"

REMOVED:

TREE	ADJUSTED VALUE
1401	31"
1402	31"
1403	18"
1408	23"
1423	19"
1424	23"
1426	24"
1427	15"
1430	14"
1438	8"
1439	12"
1444	10"
1445	10"
TOTAL	237"

TOTAL VALUE OF INTERIOR TREES = 407
TOTAL NON-VIABLE DBH = 309
TOTAL VAIBLE TREES DBH = 201
TOTAL RETAINED VALUE= 170
PRECENT RETAINED = 85% > 15%

TREES - TOTAL SITE:

25% OF CALIPER INCHES OF SIGNIFICANT TREES.

PRESERVED:

TREE	ADJUSTED VALUE
1405	19"
1406	16"
1428	9"
1429	24"
1431	45"
1433	9"
1436	7"
1437	8"
TOTAL	137"

REMOVED:

TREE	ADJUSTED VALUE
1401	31"
1402	31"
1403	18"
1408	23"
1411	22"
1423	19"
1424	23"
1426	24"
1427	15"
1430	14"
1435	33"
1438	8"
1439	12"
1440	4"
1441	7"
1443	37"
1444	10"
1445	10"
TOTAL	340"

TOTAL VALUE OF ONSITE TREES = 477
TOTAL NON-VIABLE DBH = 309
TOTAL VAIBLE TREES DBH = 168
TOTAL RETAINED VALUE= 137
PRECENT RETAINED = 82% > 25%

SILVERADO BELLEVUE

14641 SE 16th STREET
SILVERADO SENIOR LIVING

TREE RESTORATION PLAN

JOB NO.
PLOT DATE
DATE
SCALE
DRAWN
CHCKD HWA
SHEET NO.
L1.0

SILVERADO BELLEVUE
14641 SE 16th STREET
SILVERADO SENIOR LIVING

PLANTING PLAN

JOB NO

PLOT DATE

DATE
SCALE
DRAWN
CHKD

SHEET No.
L1.1


ACER CIRCINATUM / VINE MAPLE


ACER PLANTANOIDES / NORWAY MAPLE


PARROTIA PERSICA 'VANESSA'


CORNUS EDDIES WHITE WONDER / EDDIES WHITE WONDER DOGWOOD


PICEA OMORIKA / SERBIAN SPRUCE


PSEUDOTSUGA MENZIESII / DOUGLAS FIR


THUJA PLICATA 'FASTIGIATA' / HOGAN CEDAR


THUJA OCCIDENTALIS 'EMERALD GREEN' / ARBORVITAE


CORNUS SERVICEA 'FARROW' / ARTIC FIRE DOGWOOD


CORNUS SERVICEA 'KELSEY' / KELSEY'S RED TWIG


EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH


MAHONIA AQUIFOLIUM 'ORANGE FLAME' / ORANGE FLAME OREGON GRAPE


NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO


ROSA RUGOSA / RAMANAS ROSE


SALIX PURPUREA 'NANA' / PURPLE OSIER


SARCOCOCCA CONFUSA / SWEET BOX


VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY


ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINNICK


GERANIUM X CANTABRIGIENE / CRANESBILL


MAHONIA NERVOSA / LONG LEAF MAHONIA


PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL


SARCOCOCCA HOOKERIANA 'HUMILIS' / NCN


POLYSTICHUM MUNITUM / SWORD FERN

PLANT PALETTE - PROJECT SITE

SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
TREES				
*	ACER CIRCINATUM / VINE MAPLE	8' HT MIN	13	(D) B&B 8' HT MIN 3 CANE MIN
	ACER PLANTANOIDES / NORWAY MAPLE	2" CAL	5	(D) B&B REFER TO SHEET L1.0 FOR REPLACEMENT TREE LOCATIONS
	PARROTIA PERSICA 'VANESSA'	2 1/2" CAL	3	(D) B&B
*	CORNUS EDDIES WHITE WONDER / EDDIES WHITE WONDER DOGWOOD	2" CAL	7	(D) B&B REFER TO SHEET L1.0 FOR REPLACEMENT TREE LOCATIONS
	PICEA OMORIKA / SERBIAN SPRUCE	8' HT	7	(E) B&B
*	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	8' HT	9	(E) B&B
*	THUJA PLICATA 'FASTIGIATA' / HOGAN CEDAR	8' HT	7	(E) B&B REFER TO SHEET L1.0 FOR REPLACEMENT TREE LOCATIONS
	THUJA OCCIDENTALIS 'EMERALD GREEN' / ARBORVITAE	5' HT	18	(E) B&B
SHRUBS				
*	CORNUS SERVICEA 'FARROW' / ARTIC FIRE DOGWOOD	5 GAL	13	(D) CONTAINER
*	CORNUS SERVICEA 'KELSEY' / KELSEY'S RED TWIG	2 GAL	24	(D) CONTAINER
	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	6	(D) CONTAINER
*	MAHONIA AQUIFOLIUM 'ORANGE FLAME' / ORANGE FLAME OREGON GRAPE	5 GAL	32	(E) CONTAINER
	NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO	5 GAL	50	(E) CONTAINER
*	ROSA RUGOSA / RAMANAS ROSE	5 GAL	41	(D) CONTAINER
*	SALIX PURPUREA 'NANA' / PURPLE OSIER	5 GAL	7	(D) CONTAINER
	SARCOCOCCA CONFUSA / SWEET BOX	5 GAL	19	(E) CONTAINER
*	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL	15	(E) CONTAINER
GROUNDCOVER / GRASSES				
*	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINNICK	1 GAL	—	(E) PLANT @ 24" O.C.
*	GERANIUM X CANTABRIGIENE / CRANESBILL	1 GAL	—	(E) CONTAINER PLANT @ 24" O.C.
*	MAHONIA NERVOSA / LONG LEAF MAHONIA	1 GAL	—	(E) CONTAINER PLANT @ 24" O.C.
	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	1 GAL	—	(E) CONTAINER, PLANT @ 24" O.C.
	SARCOCOCCA HOOKERIANA 'HUMILIS' / NCN	1 GAL	—	(E) CONTAINER, PLANT @ 18" O.C.
*	POLYSTICHUM MUNITUM / SWORD FERN	1 GAL	—	(E) CONTAINER, PLANT @ 30" O.C.

NOTES:
E: EVERGREEN
D: DECIDUOUS

PLANT QUANTITIES SHOWN ON PLANT PALETTE ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO SUBMITTING BIDS.

* INDICATES NATIVE PLANT MATERIAL

PLANT PALETTE & PHOTO MONTAGE

PLANT PALETTE

SILVERADO BELLEVUE
14641 SE 16th STREET
SILVERADO SENIOR LIVING

JOB NO

PLOT DATE

DATE 09/08/11
SCALE 1" = 10'-0"
DRAWN S.S.
CHKD RWA

SHEET NO
L1.2